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applevalley.org

June 25, 2026

Green Trucking Solutions, LLC
ATTN: Ms. Maria Estrada
14816 Valley Boulevard
Fontana, CA 92335

Subject: Approval of Site Plan Review (SPR) 2022-002 and Mitigated Negative Declaration (SCH #2023080221) Green Trucking Solutions, a request to allow a new 354,000 square foot cold storage warehouse building on an 18.8-acre parcel located at the northwest corner of Navajo Road & Lafayette Street (Applicant: Amir Delvarani) (APN 0463-231-06).

Dear Applicant:

The Town of Apple Valley Planning Department has completed its review of the application and plans submitted for the above-mentioned project. As described in the applicant's Letter of Intent, Green Truck Solutions, LLC proposes to construct a 354,000 square foot cold storage warehousing facility on an 18.8-acre parcel at the northwest corner of Navajo Road and Lafayette Street in Apple Valley. The project site is located in the North Apple Valley Industrial Specific Plan area, I-SP Industrial Specific Plan designation. Upon careful consideration of all the evidence presented in connection with this project, the Director hereby finds that all of the findings of fact necessary for Director approval, as provided in the Town of Apple Valley Development Code, can be made subject to the attached Conditions of Approval, and hereby approves Site Plan Review (SPR) 2022-002 and Mitigated Negative Declaration SCH #2023080221.

California Environmental Quality Act: A Subsequent Initial Study was completed in accordance with Guidelines for Implementing the California Environmental Quality Act (CEQA). The Subsequent Initial Study was undertaken for the purpose of deciding whether the project may have a significant adverse effect on the environment and reflects the independent judgment of the Town as Lead Agency. The Subsequent Initial Study was prepared and tiered from the "Town of Apple Valley Environmental Impact Report (SCH 2008091077), Apple Valley General Plan and Annexations 2008-001 and 2008-002" (August 2009). Based on the Subsequent Initial Study, the Town concluded that the project, with mitigation measures applied, will not have a significant adverse effect on the environment and has, therefore, prepared a Mitigated Negative Declaration (SCH No. 2023080221).

Site Plan Review Findings

Based on the project submittal, the Planning Director makes the following Findings, pursuant to Section III of the North Apple Valley Industrial Specific Plan:

1. That the location, size, design, density and intensity of the proposed development is consistent with the General Plan, the North Apple Valley Industrial Specific Plan, the Development Code, and the development policies and standards of the Town.

Evidence: The location, size, design, density and intensity of the proposed cold storage warehouse development project are consistent with the Town of Apple Valley General Plan, the North Apple Valley Industrial Specific Plan, the Development Code, and the development policies and standards of the Town because the project site's NAVISP land use designation is Specific Plan-Industrial (I-SP), which allows for industrial warehouse uses as permitted by-right, with approval of a Site Plan Review permit. The proposal complies with all applicable design and development standards including lot size, width, depth, required building setbacks, lot coverage, maximum height, parking space counts and dimensions and landscaping requirements. The site has been designed with an on-site underground stormwater detention chamber that has been sized to accommodate the required capacity of a 100-year storm event. All anticipated potential environmental impacts have been addressed with detailed mitigation measures that would be incorporated as project Conditions of Approval.

2. That the location, size and design of the proposed structures and improvements are compatible with the site's natural landforms, surrounding sites, structures and streetscapes.

Evidence: The location, size and design of proposed structures and improvements are compatible with the site's natural landforms, surrounding sites, structures and streetscapes because the site does not contain any significant natural landmarks. The development character of the surrounding area has been established by North Apple Valley Industrial Specific Plan including the densities, intensities and uses provided, as well as existing nearby developments of similar or larger size and use as compared to the proposed project. The project's size, massing, form and scale are consistent with the intent of the NAVISP, as well as with the existing visual character in the immediate vicinity, and the overall character envisioned in the NAVISP and the Town General Plan. The project would thus not result in negative impacts to natural landforms or scenic views.

3. That the materials, textures and details of the proposed construction are compatible with the adjacent and neighboring structures.

Evidence: Selected materials, textures and details are compatible with adjacent and neighboring structures because the project consists of an industrial cold storage warehouse building to be constructed of concrete tilt-up walls. Building design deploys a variety of architectural strategies to create a contemporary, high-quality and appropriately-sited industrial park facility. The elevations depict varying roof lines and numerous vertical and horizontal elements that serve to break up the overall visual sense of massing. Varying building materials, robust wall articulation, multiple roof planes and

lines, cornice caps, extensive glazing, and other architectural elements and embellishments are indicated throughout. The building also incorporates high metal canopies, large windows, including prominent glass entryways and aesthetic nuances at the office entries. Elevations facing public rights-of-way feature scored accent concrete panels and decorative windows. No rooftop mechanical equipment is proposed. The building would feature complementary and neutral color palettes, incorporating a variety of earthtones, consistent and compatible with the Town's high desert setting, long-term architectural vision and traditional values. Therefore, the project would not result in negative impacts to the surrounding built environment.

4. That quality in architectural design is maintained in order to enhance the visual environment of the Town and protect the economic value of existing structures.

Evidence: This finding is satisfied because the building designs deploy a variety of architectural strategies to create a contemporary, high-quality industrial park facility. The elevations depict varying roof lines and numerous vertical and horizontal elements that serve to break up the overall sense of massing. Varying building materials, robust wall articulation, multiple roof planes and lines, cornice caps, extensive glazing, and other architectural elements and embellishments are indicated throughout. The buildings also incorporate high metal canopies, large windows, including prominent glass entryways, and aesthetically pleasant nuances at the office entries. Elevations facing public rights-of-way feature scored accent concrete panels and decorative windows. There would be no rooftop mechanical equipment present. The building features complementary and neutral color palettes, incorporating a variety of earthtones with shades of grey, taupe and cream represented, consistent and compatible with the Town's high desert setting, long-term vision, and traditional values. Therefore, the project would not result in negative impacts to neighboring structures, the surrounding built environment or natural setting. The project is expected to enhance the visual environment, promote quality architecture, and protect the economic value of existing nearby structures.

5. That there are public facilities, services and utilities available at the appropriate levels or that these shall be installed at the appropriate time to serve the project.

Evidence: This finding is satisfied because water, sanitary sewer, stormwater infrastructure, communications, electrical and gas utilities and services are either available at the project site, nearby, or are planned to be sized and installed at capacities that would comfortably support the proposed facility's calculated needs. The project meets all Apple Valley Fire District standards including fire lane width, site access points, connectors/post indicators, valves, fire hydrant spacing and placement. The developer is required to pay all applicable Development Impact Fees toward construction of required off-site improvements and would finance and construct all required on-site improvements to meet minimum requirements, to the satisfaction of the Town Engineer. In regards to required public right-of-way dedications and improvements, construction of half-width street sections is required on abutting public streets, including Navajo Road and Lafayette Street. The Town Engineer has written Conditions of Approval to ensure that the development meets or exceeds all Town standards for right-of-way dedication, street

improvement and utility and service provision. All required improvements are conditioned to be installed prior to issuance of occupancy permits or certificates.

6. That access to the site and internal circulation are safe.

Evidence: A access to the site and internal circulation are safe because the project site plan depicts a total of four vehicle access points and demonstrates safe and adequate access to and from the proposed site. Site design and proposed conditions of approval require the site to be designed and improved to provide adequate legal and physical access in compliance with the standards of the Americans with Disabilities Act (ADA). Eight ADA-compliant parking spaces with striped loading areas and four-foot-wide paths of travel between abutting streets, parking fields and building entrances are proposed for the project site. In addition, the site is designed with striped pathways to provide safe travel between abutting public rights-of-way and building entrances.

7. That the project is consistent with the uses described in the North Apple Valley Industrial Specific Plan and analyzed in the North Apple Valley Industrial Specific Plan Environmental Impact Report (SCH No. 2006031112).

Evidence: The project is consistent with the uses described in the North Apple Valley Industrial Specific Plan and analyzed in the North Apple Valley Industrial Specific Plan Environmental Impact Report (SCH No. 2006031112) because the project's intended use is "warehousing", which is a permitted use within the NAVISP I-SP Industrial Specific Plan land use designation. Use of the project site for industrial warehousing purposes was analyzed in the "Town of Apple Valley Environmental Impact Report (SCH 2008091077), Apple Valley General Plan and Annexations 2008-001 and 2008-002" (August 2009). CEQA Guidelines Section 15152 provides for and encourages Lead Agencies to rely on environmental analyses of previously adopted General Plan EIR's in a process commonly referred to as "tiering". This approach eliminates repetitive discussions and focuses analyses on potential impacts of a specific project. Because separate EIR's were certified in conjunction with the NAVISP (2006) and the Town's General Plan and proposed annexations (2009), an analysis was performed to determine which of the two EIR's would be appropriate for this project's Subsequent Initial Study EIR tiering. Industrial development on the project site was thoroughly analyzed within the scope of the "Town of Apple Valley Environmental Impact Report (SCH 2008091077), Apple Valley General Plan and Annexations 2008-001 and 2008-002" (August 2009). Therefore, consistent with CEQA Guidelines, the Town determined that a Subsequent Initial Study, tiering from the 2009 document, should be prepared to determine if the project may result in impacts greater than those analyzed within that document. The Subsequent Initial Study evaluated and provided detailed discussions of the project's potential adverse environmental effects. Based on the Findings and Conclusions identified in the Subsequent Initial Study, a Mitigated Negative Declaration has been prepared. Findings of Fact were prepared providing substantial evidence supporting certification of the Subsequent Initial Study/Mitigated Negative Declaration. The Subsequent Initial Study identifies mitigation measures that would minimize or eliminate potentially significant impacts. The project's mitigation measures are formally organized in a "Mitigation Monitoring and Reporting Program". The Subsequent Initial Study/Mitigated Negative Declaration was published and circulated for a 49-day public review and comment period

that began on January 26, 2026 and ended on March 16, 2026. A total of eight comments were received during the public comment and review period. All submitted comments have been thoroughly addressed within a Final SIS/MND Responses to Comments document.

Site Plan Review permits shall be valid for a period of two (2) years. Accordingly, the Site Plan Review approval shall expire on June 25, 2028. If, at the end of this two-year period, a building permit has not been issued, the permit shall become null and void. The applicant may request an extension of time on an SPR permit, by filing an application and fee at least thirty (30) days prior to the expiration of the SPR permit. The Director may, for good cause, grant a time extension not to exceed two (2) years. The Director shall review the approved permit for consistency with the General Plan, the NAVISP and the Development Code, and may place conditions on the project to assure compliance with these documents.

This action shall be made final at close of the business day on Monday, July 6, 2026, following a period of ten calendar days from the date of this letter to allow for the filing of any appeal, pursuant to the Town of Apple Valley Development Code, Section 9.12.250, with the Town Clerk of the Town of Apple Valley.

If you have any questions on this matter, please contact Planning at (760) 240-7200 or by email at rhirsch@interwestgrp.com. Town offices are open Monday through Thursday between 7:30 a.m. and 5:30 p.m., and alternating Fridays between 7:30 a.m. and 4:30 p.m. (closed the subsequent Fridays).

Sincerely,

A handwritten signature in blue ink that reads "David Contreras".

David Contreras
Planning Director

Attachments:

1. Approved Project Development Plans
2. Conditions of Approval
3. CEQA Findings of Fact
4. Mitigation Monitoring and Reporting program

CONDITIONS OF APPROVAL
GREEN TRUCKING SOLUTIONS COLD STORAGE WAREHOUSE PROJECT
SPR 2022-002

PLANNING DIVISION

General

- P1. Approval of Site Plan Review No. SPR 2022-002 by the Community Development Director is understood as acknowledgement by the applicant of the Conditions of Approval unless an appeal is filed pursuant to Development Code Section 9.12.250, Appeals.
- P2. This permit approval shall become effective ten (10) calendar days after the date of the decision unless an appeal is filed pursuant to the provisions of the Town Development Code.
- P3. The project shall comply with all provisions of State law, the Town of Apple Valley Development Code, the North Apple Valley Industrial Specific Plan and the Town's General Plan. If not exercised, this approval shall expire three years from the date of action by the Director, unless otherwise extended pursuant to the provisions of the Town Development Code.
- P4. An extension application must be filed, and associated fees paid, at least sixty (60) days prior to the permit expiration date, should the project proponent wish to seek extension.
- P5. The project proponent shall agree to defend at their sole expense (with attorneys approved by the Town) and indemnify the Town against any action brought against the Town, its agents, officers or employees resulting from, or relating to, this Site Plan Review and Special Use Permit approval. The applicant shall reimburse the Town, its agents, officers or employees for any judgment, court costs and attorney's fees which the Town, its agents, officers or employees may be required to pay as a result of such action. The Town may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve the applicant of the obligations under this condition.
- P6. Building renderings as approved by the Community Development Director shall be the anticipated and expected appearance of the structure upon its completion. No deviation, modification, alteration, adjustment, or revision to or from the appearance, location, fixtures, features, or appurtenances thereto of any type or extent shall be approved without said changes first having been submitted to the Planning Division for consideration and approval by the Community Development Director. The Community Development Director shall have the authority to approve minor architectural changes on items such as window treatments, color combinations, facade treatments and architectural relief. Questions on the interpretation of this provision, or changes not clearly within the scope of this provision, shall be submitted to the Director for consideration under a Site Plan Review Permit Modification application (Dev. Code Section 9.12.230).
- P7. Prior to approval of a building permit for the project, the following agencies shall provide written verification to the Planning Division that all Conditions of Approval and applicable regulations have been met:

- Apple Valley Fire Protection District
- Apple Valley Public Works Division
- Apple Valley Building and Safety Division
- Apple Valley Engineering Division
- Apple Valley Planning Division
- Liberty Utilities
- Mojave Desert Air Quality Management District

NAVISP compliance

- P8. The project shall conform with all development standards as stated in the North Apple Valley Industrial Specific Plan (NAVISP), including those standards applicable to lands within the Specific Plan Industrial (I-SP) designation (NAVISP Section III.B.1).

Landscaping and Irrigation

- P9. Final landscape and irrigation plans shall be submitted prior to issuance of a building permit pursuant to Development Code Chapter 9.75, "Water Conservation/Landscape Regulations" and NAVISP Section III.F.2.a, Landscape Design Standards.
- P10. Landscaping and irrigation shall be installed prior to issuance of Certificate of Occupancy, subject to approval by the Planning Division.
- P11. Drought-tolerant xeriscape "waterwise" landscaping techniques are encouraged for use in parkway areas, typically to consist of drought-tolerant, native type plants, trees and groundcover (Dev. Code Section 9.47.050.A.7).
- P12. All required and installed landscaping shall incorporate and maintain a functioning automatic sprinkler system (Dev. Code Chapter 9.75).
- P13. All landscaping shall be maintained in a neat, orderly, disease and weed-free manner at all times (Dev. Code Chapter 9.75).
- P14. All front building setbacks and street right-of-way areas located between on-site improvements and the back of existing or future public sidewalks or street curbs, except access driveways and walkways, shall be fully landscaped and maintained in a disease and weed-free manner at all time (Development Code Section 9.75.060).
- P15. The landscaping plan shall provide a minimum of one (1) tree of a minimum size of twenty-four (24) inch box per each seven (7) parking spaces, located to visually break up long rows of parking spaces, and may be clustered where appropriate (Dev. Code Section 9.75.060.A.2.b).

Screening, Fencing and Walls

- P16. Decorative masonry walls, hedges and/or landscape berms, thirty-six to forty-two (36-42) inches high, measured from finished grade of the parking area, shall be used

adjacent to public rights-of-way to screen parking fields. Heights of screening walls, hedges and/or berms may be reduced where the parking field is situated below grade. Horizontal and vertical variation in the design of the screening walls is required where the length of such wall exceeds forty (40) linear feet, subject to Planning Staff approval (Dev. Code Section 9.75.060.A.2.c).

- P17. Prior to issuance of a grading permit, the project proponent shall submit detailed plans showing all proposed walls and fencing, subject to approval by the Planning Division prior to issuance of a building permit.
- P18. Double fencing shall not be permitted along property lines and therefore, the project proponent shall collaborate with adjacent property owners to provide new fencing and/or walls and to facilitate the removal of existing fences or walls, at the project proponent's expense, should they exist.
- P19. Loading dock doors shall be screened from public rights-of-way and any adjacent or nearby residential uses or zoning districts by the use of wing walls, screening walls, landscaping or any combination thereof, for review and approval by the Planning Division (Dev. Code Section 9.37.060).
- P20. All proposed walls shall be constructed of decorative slump stone, split face, or other decorative material that is compatible with the architecture of the primary building. Such walls shall incorporate appropriate decorative enhancements such as caps or pilasters (NAVISP Section III.F.4.a).
- P21. All proposed fencing abutting public rights-of-way shall include decorative materials such as wrought iron. Such fencing shall incorporate appropriate decorative enhancements for review and approval by the Planning Division prior to issuance of a building permit (NAVISP Section III.F.4.b.6).
- P22. No roof-mounted equipment shall be placed on the building unless screened as an integral part of the architecture and as specifically approved by the Planning Division. Placement of solar panels is exempt from this condition (NAVISP Section III.F.1.a.3).
- P23. Access to the building roof shall be provided from the interior of the building or screened from view from any public street or public parking area. If roof access is on the exterior of the building, security shall be provided to prevent unauthorized access (Dev. Code Section 9.47.060.A).
- P24. Walls proposed to be located along the street-side frontages of the property shall be constructed of decorative slump stone, split face, or other decorative material that is compatible with the architecture of the primary building and shall incorporate appropriate decorative enhancements such as caps or pilasters for review and approval by the Planning Division.
- P25. Long expanses of wall or fence shall be offset and architecturally designed to avoid monotony. Pilasters shall be provided at regular intervals consistent with the length and scale of the wall but at a minimum of every fifty (50) feet and landscape pockets shall be provided for review and approval by the Planning Division.

- P26. All ground-mounted equipment shall be screened by a combination of walls matching the design and color palette of the main building, shrubs and hedges of a height at maturity sufficient to screen the equipment.
- P27. Access to the main building roof shall be provided from the interior of the building or screened from view from any public street or public parking area. If roof access is on the exterior of the building, security shall be provided to prevent unauthorized access.
- P28. Should they be needed, retaining walls consisting of more than 120 square feet shall be constructed of finished decorative material, compatible with primary materials used for the main building.
- P29. Within required front or street side setbacks, solid walls or fences are limited to forty-two (42) inches in height; open fences constructed of wrought iron incorporating decorative features, such as pilasters and spires or other embellishments, may be six (6) feet in height.

Signage

- P30. All proposed signage shall be reviewed by the Town as part of a separate sign program and permit and are subject to final approval by the Planning Division (Dev. Code Section 9.74.100).

Parking

- P31. All parking requirements shall be met and parking shall comply with the standards identified in Development Code Chapter 9.72 and NAVISP Section III.F.2 related to parking design standards and any other applicable Town Standards.
- P32. All parking stalls shall be clearly striped and permanently maintained with double or hairpin lines (Dev. Code Sec. 9.72.060.B.4).
- P33. Required parking spaces shall be provided for handicapped persons in accordance with Title 24 of the California Administrative Code and all applicable Town Development Code standards, including Code Section 9.72.060.
- P34. Handicapped-accessible parking spaces shall be located as close as practical to facility entrances. Each space must be provided with access ramps and clearly marked in accordance with Title 24 of the California Administrative Code.

Trash and Recycling Enclosures

- P35. Trash/recycling enclosures shall be designed and installed consistent with Development Code Sections 9.35.090, 9.46.080 and all other applicable Town Standards.
- P36. Trash/recycling enclosures shall reflect the architectural design of approved project buildings and shall include a trellis canopy or other similar feature, subject to review and approval by the Planning Division (Development Code Sections 9.35.090 and 9.46.080).

Construction-related

- P37. Construction activities shall not impede traffic flow or required accessible paths of travel.
- P38. The site shall be maintained clean, sanitary, and free of litter and any other undesirable debris or materials and shall be cleaned of loose debris on a daily basis.

Site Lighting and Photometrics

- P39. Light standard models shall be selected and painted to blend architecturally with buildings, pedestrian areas and other hardscape elements (NAVISP Section III.F.3).
- P40. Lighting fixtures shall be located in such a manner that no light or reflected glare is directed off-site and shall provide that no light is directed above a horizontal plane passing through the bottom of the fixture (NAVISP Section III.F.3).
- P41. Parking lot lighting shall conform to all requirements of the Town Development Code and Uniform Building Code (NAVISP Section III.F.3.a).
- P42. Project site lighting shall be designed as shielded and directed so as not to result in off-site spillage of light and glare to neighboring properties.

Architectural

- P43. Building renderings as approved shall be the anticipated and expected appearance of all structures upon completion.
- P44. The Community Development Director or their designee shall have the authority to approve minor architectural changes on items such as window treatments, color combinations, facade treatments and architectural relief. Questions on the interpretation of this provision, or changes not clearly within the scope of this provision, shall be submitted to the Director for consideration under a Site Plan Review Permit Modification (Dev. Code Section 9.12.230.D).

Grading, Drainage and Utilities

- P45. A copy of the final civil improvement plans shall be submitted to the Planning Division for review and approval to ensure conformance with the architectural plans approved with Site Plan Review 2022-002 prior to issuance of a building permit.
- P46. All cut and fill slopes shall be contour-graded to blend with existing natural contours.

General Environmental & Regulatory

- ER1. The project shall comply fully with all requirements of the Central Valley Regional Water Quality Control Board, including those requirements found here related to waste discharge to surface waters/National Pollutant Discharge Elimination System (NPDES) Program compliance:

https://www.waterboards.ca.gov/centralvalley/water_issues/waste_to_surface_water/.

Applicant is encouraged to incorporate appropriate source control measures to limit pollution in stormwater runoff. These measures may include, but are not limited to, the following:

- Stencil storm drain inlets: “No Dumping – Drains to River;”
- Minimize use of pesticides and fertilizers;
- Cover outdoor material storage areas, loading docks, repair/maintenance bays and fueling areas;
- Cover trash, food waste, and compactor enclosures;
- Plumbing of discharges to the sanitary sewer system as follows:
- Discharges from indoor floor mats, equipment, hood filter, wash racks, and, covered outdoor wash racks for restaurants;
- Dumpster drips from covered trash, food waste, and compactor enclosures;
- Discharges from outdoor covered wash areas for vehicles, equipment, and accessories;
- Fire sprinkler water, if discharge to on-site vegetated areas is not feasible.

- ER2. Pursuant to TOAV Muni Code §8.19.020(a) *et seq.*, the construction contractor shall complete and submit a Waste Management Plan (“WMP”), on a form approved by the Town for this purpose as part of the application packet for building permit.

- ER3. Pursuant to TOAV Muni Code §8.19.050 and the California Green Code, the construction contractor shall submit documentation verifying that the project has met the debris diversion requirement prior to issuance of any Certificate of Occupancy. The diversion requirement shall be at least sixty-five percent (65%) of the total construction debris generated by the project via reuse or recycling.

- ER4. Trash and recycling enclosures shall be constructed to accommodate separated trash, recyclable material, and organic waste containers, appropriately sized to handle the estimated waste to be generated on-site, coupled with appropriate service frequency. Recyclable and organic waste containers are currently minimum 60-gallon barrels. Contact Burrtec Waste Industries at (760) 245-8607 for further information.

- ER5. Development of the project site is subject to the Town’s Interim Local Policy and Procedures on the Western Joshua Tree published July 21, 2021, or amendment thereof.

- ER7. The project shall be constructed utilizing only “Tier 4” construction equipment, if widely available and economically feasible, to be verified by Town Staff during periodic field inspection.

CEQA Mitigation Measures

- CEQA1. All mitigation measures identified in the Green Trucking Solutions Cold Storage Project Mitigation Monitoring and Reporting Program are hereby adopted by reference and shall

be implemented as Conditions of Approval and made a part of this Project to the satisfaction of Town Staff.

ENGINEERING DIVISION

- EC1. A final drainage plan with street layouts shall be submitted for review and approval by the Town Engineer showing provisions for receiving and conducting offsite and onsite tributary drainage flows around or through the site in a manner which will not adversely affect adjacent or downstream properties. This plan shall consider reducing the post-development sit-developed flow to 90 percent of the pre-development flow for a 100-year design storm. (Town Resolution 2000-50; Development Code 9.28.050.C, 9.28.100)
- EC2. A final grading plan shall be submitted to the Town Engineer prior to issuance of a grading permit.
- EC3. A 44-ft wide half-width road dedication adjacent to the property for Navajo Road shall be granted to the Town of Apple Valley prior to Issuance of Grading Permit.
- EC4. A 44-ft wide half-width road dedication along Lafayette Street shall be granted to the Town of Apple Valley prior to Issuance of Grading Permit.
- EC5. Street improvement plans shall be submitted to the Town Engineer for review and approval.
- EC6. Navajo Road adjacent to the property shall be improved to the Town's half-width Secondary Road standards. The plans shall show sidewalks, ADA access improvements along the frontage of the development.
- EC7. Lafayette Road adjacent to the property shall be improved to the Town's half-width Secondary Road standards. Sidewalks, a Class 2 Bike lane, and ADA access improvements along the frontage of the development shall also be included. The plans shall also include additionally widening to accommodate 3 travel lanes.
- EC8. During the grading of the roads, soils testing of the road subgrades by a qualified soils engineering firm shall be performed to determine appropriate structural road section. Minimum asphalt concrete thickness for all streets shall be 0.25 ft.
- EC9. An encroachment permit shall be obtained from the Town prior to performing any work in any public right of way.
- EC10. Final improvement plans and profiles shall indicate the location of any existing utility which would affect construction and shall provide for its relocation at no cost to the Town.
- EC11. Utility lines shall be placed underground in accordance with the requirements of the Town (Municipal Code Section 14.28).

EC12. Traffic impact fees adopted by the Town shall be paid by the developer. See Town Council approved OPA.

EC13. Any developer fees adopted by the Town including but not limited to drainage fees shall be paid by the developer.

EC14. A Storm Water Pollution Prevention Plan (SWPPP) in accordance with the National Pollutant Discharge Elimination System (NPDES) shall be required.

EC15. The developer shall be required to pay a pro rata "Fair Share" contribution toward future regional transportation improvements deemed necessary for the intersection of Interstate 15 and Stoddard Wells Road, including on-ramps, off-ramps, traffic signalization and any related control devices. Such fees are to be calculated by the project engineer and submitted to the Town Engineering Department and shall be paid prior to issuance of any project building permits.

PUBLIC WORKS

PW1. Sewage disposal shall be by connection to the Town of Apple Valley sewer system.

PW2. Plans must be approved by the Town of Apple Valley Public Works Department.

PW3. Sewer connection fees required.

BUILDING AND SAFETY

BC1. An engineered grading report including soils report shall be submitted to and approved by the Building Official prior to recordation of the final map or issuance of permits for grading in excess of 1000 cubic yards.

BC2. Grading and drainage plans including a soils report must be submitted to and approved by the Building Department and Engineering Department prior to grading permit issuance.

BC3. Submit plans, engineering and obtain permits for all structures, retaining walls, signs.

BC4. A pre-construction permit and inspection are required prior to any land disturbing activity to verify requirements for erosion control, flood hazard, native plant protection and desert tortoise habitat.

BC5. A Notice of Intent (NOI) and a Storm Water Prevention Plan (SWPPP) must be submitted to and approved by the Engineering and Building Departments prior to issuance of a grading permit and /or any land disturbance.

BC6. All utilities shall be placed underground in compliance with Town Ordinance No. 89.

BC7. All cross-lot drainage requires easements and may require improvements at the time of development.

BC8. Comply with State of California Disability Access requirements.

- BC9. A pre-grading meeting is required prior to beginning any land disturbance. This meeting will include the Building Inspector, General Contractor, Grading Contractor, soils technician and any other parties required to be present during the grading process such as Biologist, Paleontologist.
- BC10. Dust palliative or hydro seed will be required on those portions of the site graded but not constructed (phased construction).
- BC11. Page two of the submitted building plans will be the conditions of approval.
- BC12. Construction must comply with the latest adopted Building Codes.
- BC13. Best Managements Practices (BMP's) are required for the site during construction.
- BC14. Provide Water Quality Management Plan (WQMP) or Alternative Compliance Plan.
- BC15. Industrial AVUSD school fees will be due prior to issuance of a building permit for the project.

FIRE PROTECTION DISTRICT

- FP1. The above referenced project is protected by the Apple Valley Fire Protection District. Prior to construction occurring on any parcel, the owner shall contact the Fire District for verification of current fire protection development requirements.
- FP2. All new construction shall comply with applicable sections of the California Fire Code, California Building Code, and other statutes, ordinances, rules, and regulations regarding fires and fire prevention adopted by the State, County, or Apple Valley Fire Protection District.
- FP3. All combustible vegetation, such as dead shrubbery and dry grasses, shall be removed from each building site a minimum distance of thirty (30) feet from any combustible building material, including the finished structure. This does not apply to single specimens of trees, ornamental shrubbery, or similar plants, which are used as ground cover if they do not form a means of transmitting fire.
- FP4. Prior to the commencement of combustible construction, the development, and each phase thereof, shall have two points of paved access for fire and other emergency equipment, and for routes of escape which will safely handle evacuations. Each of these points of access shall provide an independent route into the area in which the development is located.
- FP5. Fire lanes shall be provided with a minimum width of twenty-six (26) feet, maintained, and identified in the parking areas.
- FP6. Fire lanes shall be provided with a minimum width of thirty-six (36) feet, maintained, and identified in and throughout the facility per Apple Valley Fire Protection District Ordinance 67.
- FP7. A turnaround shall be required at the end of each roadway one hundred fifty (150) feet or more in length and shall be approved by the Fire District. Cul-de-sac length shall not exceed one thousand (1,000) feet. Turning radius on all roads within the facility shall not be less than 21 feet inside and minimum of 41 feet outside turning

radius with no parking on street, or 47 feet with parking. Road grades shall not exceed twelve percent (12%) unless approved by the Chief per Apple Valley Fire Protection District Ordinance 67.

FP8. Plans for fire protection systems designed to meet the fire flow requirements specified in the Conditions of Approval for this project shall be submitted to and approved by the Apple Valley Fire Protection District and water purveyor prior to the installation of said systems per Apple Valley Fire Protection District, Ordinance 67.

A. Unless otherwise approved by the Fire Chief, on-site fire protection water systems shall be designed to be looped and fed from two (2) remote points.

B. System Standards:

Fire Flow	3,000 - 4,000 GPM @ 20 psi Residual pressure
Duration	4 hours
Hydrant Spacing	300 feet

*Fire Flow is determined by the type of construction.

FP9. Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall contrast with their background. Commercial and industrial developments shall have street addresses and location approved by the Fire District. Where the building setback exceeds 200 feet from the roadway, additional non-illuminated contrasting (18) inch numbers shall be displayed at the property entrance. When these developments have rear doors of each unit, the unit number shall be a minimum of 6 inches and shall contrast with their background, per Apple Valley Fire Protection District, Ordinance 67.

FP10. **Section 914.12 Special requirements for Group F, M, S-1 or S-2 occupancies greater than 100,000 square feet in floor area.** Buildings classified primarily as Group F, M, S-1 or S-2 shall include the following fire service features:

Section 914.12.1 Fire Control Room. A fire control room for fire department operations shall be provided. The location and accessibility of the fire control room shall be approved by the fire code official. The fire control room shall be separated from the remainder of the building by walls and ceilings not less than one-hour fire partitions. The room shall be a minimum of 96 square feet with a minimum dimension of 8 feet (2438 mm). The room shall contain the following as a minimum:

1. The fire alarm control unit and associated equipment.
2. Annunciator panel displaying status of sprinkler control valves and waterflow detectors.
3. Main controls and indicators for mechanical smoke exhaust systems.

4. Graphic indicating building floor plans, means of egress, fire protection systems, firefighting equipment and access.
5. Other firefighting equipment and system controls as required by the fire code official.
6. Emergency lighting powered by the standby power system.

914.12.2 Mechanical Smoke Exhaust. A mechanical smoke exhaust system conforming to the requirements of Section 910.4 of this code shall be provided. The system may be combined with environmental or other ventilation air systems when approved by the fire code official.

914.12.3 Standpipe Systems. A class I standpipe system shall be provided with 2 ½" hose connections located at fire department access doors as required by Section 905.4 of this code. The system may be interconnected with the building automatic sprinkler systems and shall be supplied by adjacent systems or by a separate riser. Standpipe systems shall conform to the requirements of NFPA 14.

914.12.4 Fire Department Graphic. A printed graphic with schematic diagrams of the building automatic sprinkler systems, fire alarm systems, means of egress, standpipe systems, smoke exhaust systems, access doors, and any other equipment as required by the fire code official shall be superimposed over a building floor plan or site plan and mounted on the wall in a highly visible location in the fire control room. The graphic shall be durable and waterproofed.

914.12.5 Standby Power. A standby power generator set conforming to the California Electrical Code and NFPA 110 shall be provided on the premises in a protected location. The set shall have a rated capacity necessary to supply the load of all fire protection features listed below at the same time:

- (1) Emergency lighting and exit signs necessary for egress that aren't battery backup
- (2) Lighting for the fire control room.
- (3) Signal and communication systems as applicable.
- (4) Electrically powered fire pumps (such as jockey pumps) required to maintain pressure to the fire sprinkler system.
- (5) Mechanical smoke exhaust systems as required by Section 910.4

In addition, a fuel supply sufficient for not less than two hours of operation shall be required on the premises. All electrically connected systems shall be transferred within 60 seconds after losing primary power. Pursuant to Apple Valley Fire Protection District, Ordinance 67.

- FP11. A letter shall be furnished to the Fire District from the water purveyor stating that the required fire flow for the project can be met prior to the Formal Development Review Committee meeting.

- FP12. Prior to issuance of building permit, the developer shall pay all applicable fees as identified in the Apple Valley Fire Protection District Ordinance.
- FP13. A Knox Box Rapid Entry System shall be required for this project, per Apple Valley Fire Protection District Ordinance 67.

MOJAVE DESERT AIR QUALITY MANAGEMENT DISTRICT

- MD1. Signage compliant with Rule 403 Attachment B shall be erected at each project site entrance not later than the commencement of construction.
- MD2. Use a water truck to maintain moist disturbed surfaces and actively spread water during visible dusting episodes to minimize visible fugitive dust emissions. For projects with exposed sand or fines deposits (and for projects that expose such soils through earthmoving), chemical stabilization or covering with a stabilizing layer of gravel will be required to eliminate visible dust/sand from sand/fines deposits.
- MD3. All perimeter fencing shall be wind fencing or the equivalent, to a minimum of four feet of height or the top of all perimeter fencing. The owner/operator shall maintain the wind fencing as needed to keep it intact and remove windblown dropout. This wind fencing requirement may be superseded by local ordinance, rule or project-specific biological mitigation prohibiting wind fencing.
- MD4. All maintenance and access vehicular roads and parking areas shall be stabilized with chemical, gravel or asphaltic pavement sufficient to eliminate visible fugitive dust from vehicular travel and wind erosion. Take actions to prevent project-related trackout onto paved surfaces and clean any project-related trackout within 24 hours. All other earthen surfaces within the project area shall be stabilized by natural or irrigated vegetation, compaction, chemical or other means sufficient to prohibit visible fugitive dust from wind erosion.
- MD5. Obtain District permits for any miscellaneous process equipment that may not be exempt under District Rule 219 including, but not limited to, internal combustion engines with a manufacturer's maximum continuous rating greater than 50 brake horsepower.
- MD6. Comply with all applicable provisions listed in Rule 403- *Fugitive Dust Control*.

SOUTHWEST GAS

- SW1. There is an existing gas main distribution line along the property on Navajo Road. If gas is needed for any new structures, it would likely be a service line request since a main line is already existing.
- SW2. Application for gas line installation can be obtained by emailing a request to scaes@swgas.com.

LIBERTY UTILITIES

- LU1. Off-site water main does exist on Navajo Road which is adequate to provide domestic water service and fire protection for this development in accordance with Apple Valley Fire Protection District's conditions.

- LU2. Off-site fire hydrants are required to be located in accordance with Apple Valley Fire Protection District's requirements and installed per Liberty Apple Valley standard drawings.
- LU3. Fire service line is required for this development and will be installed in accordance with Apple Valley Fire Protection District's conditions and must comply with Rule 16 of the California Public Utilities Commission (CPUC). Approved and tested customer owned backflow protection device is required.
- LU4. Domestic service line will be installed from the existing water main to the street right-of-way line that fronts this development. Approved and tested customer owned back flow protection device is required.
- LU5. All water lines and appurtenances required are to be installed in accordance with Liberty Apple Valley standards and specifications.

BURRTEC WASTE

- B1. The plans indicate (8) cubic yard bins, which Burrtec does not offer. The trash enclosure(s) should be designed to hold two (4) cubic yard bins for trash and mixed recyclables.
- B2. Since it is a cold storage building, the project will have to be designed with space available for food waste recycling bins, per State Law.

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END OF CONDITIONS

TOWN OF APPLE VALLEY COMMUNITY DEVELOPMENT DEPARTMENT
14955 DALE EVANS PARKWAY, APPLE VALLEY, CALIFORNIA 92307
(760) 240-7000

MITIGATED NEGATIVE DECLARATION
Preparation Date: May 2026

Name or Title of Project: SPR No. 2022-002 Green Trucking Solutions Cold Storage Project

Location: Northwest corner of Navajo Road and Lafayette Street. Assessor's Parcel 0463-231-06. Also, the Project site is located within the North Apple Valley Industrial Specific Plan.

Entity or Person Undertaking Project: Green Trucking Solutions, LLC (Applicant)

Description of Project: Construction of a 354,260 -square-foot cold storage warehouse building on an 18.78-acre site.

Statement of Findings: The Town of Apple Valley has reviewed the Initial Study for this proposed project and has found that there are no adverse environmental impacts to either the man-made or physical environmental setting if the following mitigation measures are implemented in conformance with the Mitigation Monitoring Policy and does hereby direct staff to file a Notice of Determination, pursuant to the California Environmental Quality Act (CEQA).

A copy of the Initial Study and other applicable documents used to support the proposed Negative Declaration is available for review at the Town of Apple Valley Community Development Department.

Mitigation Measures:

Aesthetics:

1. Mitigation Measure III.A.1
Signage shall be in compliance with the Town's sign ordinance and shall be limited to the minimum size, scale and number needed to provide functional information, thereby minimizing impacts on traffic safety, streetscape, scenic viewsheds and the aesthetic character of the area.
2. Mitigation Measure III.A.2
Compliance with the Town's performance and design standards for landscaping, building coverage and setbacks, building design and height, architectural finishes, walls, fences and utility structures will be required of all development and redevelopment projects.
3. Mitigation Measure III.A.3
The Town shall maintain and implement design standards which protect scenic viewsheds and enhance community cohesion. Development standards shall address signage, landscaping, setbacks, building facades, vehicular and pedestrian access and related issues.
4. Mitigation Measure III.A.5
In addition to being in compliance with the Town's lighting ordinance, supplementary lighting recommendations include:

- External lighting shall be limited to the minimum height, fewest number, and lowest intensity required to provide effective levels of illumination.
 - Every reasonable effort shall be made to reduce spillage, both to protect residential use areas from excessive levels of illumination and to preserve dark skies at nighttime.
 - Elevated lighting, including but not limited to parking lot lighting, shall be full-cut off fixtures.
 - Lighting fixtures in the vicinity of the airport shall be compatible with airport operations.
5. Mitigation Measure III.A.6
- Overhead utility lines shall be undergrounded to the greatest extent possible through the maintenance of an undergrounding program.
6. Mitigation Measure III.A.7
- The Town shall coordinate with utility providers to assure that utility infrastructure, including water wells, substations and switching/control facilities, are effectively screened to preserve scenic viewsheds and limit visual clutter. Requires that above-ground utility infrastructure be screened.

Air Quality:

7. Mitigation Measure III.C.4
- The Town shall conduct an initial study for all projects that are expected to exceed any of the MDAQMD pollutant emission threshold criteria, and shall require detailed air quality analyses for all development applications that have the potential to adversely affect air quality including quantification of greenhouse gas emissions. Until new factors are developed, the use of the CEQA Handbook prepared by SCAQMD or other appropriate modeling tools such as URBEMIS shall be utilized.
8. Mitigation Measure III.C.5
- All construction activities within the Town of Apple Valley shall be subject to Rule 401, Visible Emissions; Rule 402, Nuisance; and Rule 403, Fugitive Dust in accordance with the Mojave Desert Planning Area PM10 Attainment Plan.
9. Mitigation Measure AQ-1: Valley Fever. To minimize personnel and public exposure to potential Valley Fever-containing dust on-site and off-site, the following control measures shall be implemented during project construction.
- a. Equipment, vehicles, and other items shall be thoroughly cleaned of dust before they are moved off-site to other work locations.
 - b. Wherever possible, grading and trenching work shall be phased so that earth-moving equipment is working well ahead or downwind of workers on the ground.
 - c. The area immediately behind grading or trenching equipment shall be sprayed with water before ground workers move into the area.

- d. In the event that a water truck runs out of water before dust is sufficiently dampened, ground workers exposed to dust shall leave the area until a truck can resume water spraying.
- e. To the greatest extent feasible, heavy-duty earth-moving vehicles shall be closed-cab and equipped with a HEPA-filtered air system.
- f. Workers shall receive training in procedures to minimize activities that may result in the release of airborne *Coccidioides immitis* (CI) spores and recognize the symptoms of Valley Fever and shall be instructed to promptly report suspected symptoms of work-related Valley Fever to a supervisor. Evidence of training shall be provided to the Kern County Planning and Natural Resources Department within 5 days of the training session.
- g. A Valley Fever informational handout shall be provided to all on-site construction personnel. The handout shall, at a minimum, provide information regarding symptoms, health effects, preventive measures, and treatment of Valley Fever. No less than 30 days prior to any work commencing, this handout shall be mailed to all existing residences within 1,000 feet of the Project boundaries. Additional information and handouts can be obtained by contacting the Kern County Public Health Services Department.
- h. On-site personnel shall be trained on the proper use of personal protective equipment, including respiratory equipment. National Institute for Occupational Safety and Health (NIOSH) approved respirators shall be provided to on-site personnel, upon request. When exposure to dust is unavoidable, affected workers shall be provided appropriate NIOSH-approved respiratory protection. If respiratory protection is deemed necessary, employers must develop and implement a respiratory protection program in accordance with the California Occupational Safety and Health Administration's Respiratory Protection standard.¹

Biological Resources:

10. Mitigation Measure III.D

3(a). The Town shall require that biological resources evaluations be performed prior to development actions, including site-specific surveys utilizing specified survey parameters as required for all special status species in identified habitat areas, and especially within or adjacent to linkage corridors or special survey areas and potential jurisdictional areas.

3(b). As required by CEQA, if biological resources are present that would be significantly impacted by a project, mitigation shall be imposed on the project to reduce the impact to a level of less than significant, to the extent feasible.

1 Title 8, California Code of Regulations, §5144. <https://www.dir.ca.gov/title8/5144.html>

3(c). The Town shall require mitigation pursuant to species- or resource-specific protocols established by CDFG, USFWS, and/or the U.S. Army Corps of Engineers.

11. Mitigation Measure BIO-1. Western Joshua Tree Incidental Take Permit. Obtain an Incidental Take Permit (ITP) for impacts to western Joshua tree (*Yucca brevifolia*) through compliance with the Western Joshua Tree Conservation Act (Fish and Game Code §§1927-1927.12) and adhere to the Western Joshua Tree Relocation Guidelines and Protocols if determined necessary by CDFW, or through the California Endangered Species Act (Fish and Game Code, §§2080-2085).
12. Mitigation Measure BIO-2. Pre-Construction Rare Plant Clearance Survey. Prior to the issuance of a grading permit or any permit that allows vegetation removal, and during the appropriate season, a qualified biologist shall conduct botanical field surveys within the Project area following protocols set forth in the California Department of Fish and Wildlife's (CDFW) 2018 Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities. The surveys shall be conducted by a CDFW-approved botanist(s) experienced in conducting floristic botanical field surveys, knowledgeable of plant taxonomy and plant community ecology and classification, familiar with the plants of the area, including special-status and locally significant plants, and familiar with the appropriate state and federal statutes related to plants and plant collecting. The botanical field surveys shall be conducted at the appropriate time of year when plants will both be evident and identifiable (usually, during flowering or fruiting) and, in a manner that maximizes the likelihood of locating special-status plants and sensitive natural communities that may be present. Botanical field surveys shall be conducted floristic in nature, meaning that every plant taxon that occurs in the project area is identified to the taxonomic level necessary to determine rarity and listing status. If any special-status plants are identified, the Town shall avoid the plant(s), with an appropriate buffer (i.e., fencing or flagging). If complete avoidance is not feasible, the Town shall mitigate the loss of the plant(s) through the purchase of mitigation credits from a CDFW-approved bank and/or through land acquisition and conservation at a mitigation ratio determined by CDFW after Project analysis. If the Project has the potential to impact a state-listed species, the Project applicant should apply for a California Endangered Species Act (CESA) Incidental Take Permit (ITP) with CDFW.
13. Mitigation Measure BIO-3. Burrowing Owl Surveys. Prior to any ground disturbance, surveys for burrowing owls, sign and potential burrows followed by four breeding season surveys of areas found to have potential for burrowing owl occupation must be conducted on the Project site and in the surrounding area in accordance with the Staff Report on Burrowing Owl Mitigation, State of California Natural Resource Agency, Department of Fish and Game, May 7, 2012. The breeding season survey should consist of three or more survey visits during daylight hours and with each visit at least three weeks apart during the peak of the breeding season, commonly accepted in California as between 15 April and 15 July. Prior to initiating Project activities, a qualified biologist shall conduct at least one survey covering the entire Project area and surrounding 15-meter buffer to identify the presence of suitable burrows and/or burrow surrogates (>11 cm in diameter [height and width] and >150 cm in depth) for burrowing owl and sign of burrowing owl (e.g., pellets, prey remains, whitewash, or decoration, etc.). The surveys shall include 100% coverage of the Project site. If both surveys reveal no burrowing owls are present or sign thereof, no additional actions related to this measure are required and a letter shall be prepared by the qualified biologist documenting the results of the survey. The letter shall be

submitted to CDFW prior to construction.

14. Mitigation Measure BIO-4. Burrowing Owl Avoidance /Relocation. If burrowing owl, active burrowing owl burrows, or sign thereof are found, the qualified biologist shall prepare and implement a plan for avoidance, minimization, and mitigation measures to be approved by CDFW prior to commencing Project activities and propose mitigation for permanent loss of occupied burrow(s) and habitat. The mitigation lands may require habitat enhancements including enhancement or expansion of burrows for breeding, shelter and dispersal opportunity, and removal or control of population stressors. Permanent protection of mitigation land through a conservation easement deeded to a nonprofit conservation organization or public agency with a conservation mission, development and implementation of a mitigation land management plan to address long-term ecological sustainability and maintenance of the site for burrowing owls, and funding for the maintenance and management of mitigation land through the establishment of a long-term funding mechanism such as an endowment.

Site-specific non-disturbance buffer zones shall be established by the qualified biologist and shall be no less than 300 meters feet. If determined appropriate, a smaller buffer may be established by the qualified biologist following monitoring and assessments of the Project's effects on the burrowing owls. If it is not possible to avoid active burrows, passive relocation shall be implemented if a qualified biologist has determined there are no nesting owls and/or juvenile owls are no longer dependent on the burrows. A qualified biologist, in coordination with the Project Proponent and the Town, shall prepare and submit a passive relocation program in accordance with Appendix E (i.e., Example Components for Burrowing Owl Artificial Burrow and Exclusion Plans) of the CDFW's Staff Report on Burrowing Owl Mitigation for CDFW review/approval prior to the commencement of disturbance activities on-site and proposed mitigation for permanent loss of occupied burrow(s) and habitat consistent with the 2012 Staff Report on Burrowing Owl Mitigation. When a qualified biologist determines that burrowing owls are no longer occupying the Project site and passive relocation is complete, construction activities may begin. A final letter report shall be prepared by the qualified biologist documenting the results of the passive relocation. The letter shall be submitted to CDFW.

15. Mitigation Measure BIO-5. Desert Tortoise Pre-Construction Survey. A CDFW-approved biologist shall conduct pre-construction presence/absence surveys for desert tortoise during the desert tortoise active season (April to May or September to October) 48 hours prior to initiation of Project activities and after any pause in Project activities lasting 30 days or more. Desert tortoise preconstruction surveys shall be conducted in accordance with the U.S. Fish and Wildlife Service (USFWS) 2019 desert tortoise survey methodology. Preconstruction surveys shall be completed using 100% visual coverage for desert tortoise and their sign and shall use perpendicular survey routes within the Project site and 50-foot buffer zone. Pre-construction surveys cannot be combined with other surveys conducted for other species while using the same personnel. Project activities cannot start until two negative results from consecutive surveys using perpendicular survey routes for desert tortoise are documented. Results of the survey shall be submitted to CDFW prior to the start of Project activities. If the survey confirms desert tortoise absence, the CDFW-approved biologist shall ensure desert tortoises do not enter the Project area.

If desert tortoise presence is confirmed during the survey, the Project Proponent shall submit to CDFW for review and approval a desert tortoise specific avoidance plan detailing the protective avoidance measures to be implemented to ensure complete avoidance of

take (California Fish and Game Code §86 defines “take” as “hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill”) to desert tortoise. If complete avoidance of desert tortoise cannot be achieved, the Project Proponent shall not undertake Project activities, and Project activities shall be postponed until appropriate authorization (i.e., California Endangered Species Act (CESA) Incidental Take Permit (ITP) under Fish and Game Code §2081) is obtained.

If complete avoidance of desert tortoise is infeasible, the Project Proponent shall apply for a CESA ITP and prepare a site-specific Desert Tortoise Translocation Plan (Plan) that will provide details on the proposed recipient site, desert tortoise clearance surveys and relocation, definitions for Authorized Biologists and qualified desert tortoise biologists, exclusion fencing guidelines, protocols for managing desert tortoise found during active versus inactive seasons, protocols for incidental tortoise death or injury, and shall be consistent with project permits and current USFWS and CDFW guidelines. The Plan also include a requirement for communication and coordination with the Bureau of Land Management (BLM) regarding the desert tortoise recipient site.

Prior to construction, the Plan shall be subject to the review and approval of the CDFW and the USFWS. Impacts shall be offset through acquisition of compensatory land within occupied desert tortoise habitat and/or mitigation bank credit purchase from a CDFW-approved mitigation bank mitigated at a ratio determined by CDFW after Project analysis.

16. Mitigation Measure BIO-6. Worker Environmental Awareness Training. A qualified biologist must present biological resource information training for desert tortoise, Mohave ground squirrel, and burrowing owl prior to Project activities to all personnel who will be working within the Project site. The same instruction shall be provided for any new workers prior to their performing any work on-site. Interpretation shall be provided for any non-English speaking workers.
17. Mitigation Measure BIO-7. Deceased or Injured Tortoise within the Project Site. If any injured or deceased desert tortoise—or other special-status wildlife species—is discovered within the Project site, the USFWS and CDFW shall be notified immediately. Verbal notification shall occur within 24 hours, and written notification shall be provided within 5 days of the discovery. The incident report shall include the date, time, and location of the find; condition of the animal; and any circumstances associated with the injury or mortality. **Following notification, the Project Biologist shall coordinate with USFWS and CDFW to determine appropriate next steps, including agency-directed handling, disposition, or additional response measures, as applicable.**
18. Mitigation Measure BIO-8. Species Avoidance. If during Project activities a desert tortoise is discovered within the Project site, all activities shall immediately stop and the CDFW shall be immediately notified (within 24 hours). Coordination with respective state and federal resource agencies shall be required prior to restarting activities to determine appropriate avoidance, minimization, and mitigation measures.
19. Mitigation Measure BIO-9. Nesting Bird Pre-Construction Survey. Regardless of the time of year, a pre-construction sweep shall be performed to verify absence of nesting birds. A qualified biologist shall conduct the pre- activity sweep within the Project areas (including access routes) and a 500-foot buffer surrounding the Project areas, within 2 hours prior to initiating Project activities. Additionally, a nesting bird survey shall be conducted by a qualified biologist no more than 3 days prior to the initiation of Project activities, including,

but not limited to clearing, grubbing, and/or rough grading to prevent impacts to birds and their nests.

The survey shall be conducted by a qualified biologist. Surveys shall include any potential habitat (including trees, shrubs, the ground, or nearby structures) that may be impacted by activities resulting in nest destruction or abandonment. If nesting bird activity is present, a no-disturbance buffer zone shall be established by the qualified biologist around each nest to prevent nest destruction or abandonment. If nesting bird activity is present, a no-disturbance buffer zone shall be established by the qualified biologist around each nest to prevent nest destruction and disruption of breeding or rearing behavior. The buffer shall be a minimum of 500 feet for raptors and 300 feet for songbirds, unless a smaller buffer is specifically determined by a qualified biologist familiar with the nesting phenology of the nesting species. The buffer areas shall be avoided until the nests are no longer occupied and the juvenile birds can survive independently from the nests, as confirmed by a qualified biologist. A qualified biologist shall inspect the active nest to determine whether construction activities are disturbing the nesting birds or nestlings. If the qualified biologist determines that construction activities pose a disturbance to nesting, construction work shall be stopped in the area of the nest and the "no disturbance buffer" shall be expanded. If there is no nesting activity, then no further action is needed for this measure.

20. Mitigation Measure III.D

13. Projects affecting major or ephemeral streams must consult the relevant state or federal agency, and may need permits from the U.S. Army Corps of Engineers, Lahontan Regional Water Quality Control Board, or California Department of Fish and Game. Permit compliance will ensure riparian habitats are restored or replaced as needed and water quality is protected under Section 401 of the Clean Water Act.

21. Mitigation Measure BIO-10. Clean Water Act Section 401 and Section 404 Permits. Prior to issuance of a grading permit, the developer shall obtain a Clean Water Act Section 404 Nationwide Permit from the U.S. Army Corps of Engineers and compensate for the loss of 0.22 acres (9,698 square feet) of ephemeral stream channel, and a Clean Water Act Section 401 Certification from the Lahontan Regional Water Quality Control Board. The developer shall provide evidence of the permit to the Town Planning Department.

22. Mitigation Measure BIO-11. California Fish and Game Code §1602 Permit. Prior to the issuance of a grading permit, the Project Proponent shall obtain a Streambed Alteration Agreement under Section 1602 of the California Fish and Game Code from the California Department of Fish and Wildlife. The following shall be incorporated into the permitting, subject to approval by the regulatory agencies: (a) Replacement and/or restoration of jurisdictional "waters of the State" within the Mojave River watershed at a ratio of no less than 2:1 on-site for permanent impacts to 0.22 acres (9,698 square feet) of an ephemeral stream channel.

Cultural Resources:

23. Mitigation Measure III.E

1. Cultural resource studies shall be required prior to development for all lands identified as having high potential for historic or archaeological resources, as identified in Exhibit III-4. The studies shall be reviewed and approved by the Town Planning Division prior to the issuance of any ground disturbing permit. The

recommendations of the studies shall be made conditions of approval of the ground disturbing permits.

24. Mitigation Measure CUL-1

1. In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) and the Twenty-Nine Palms Band of Mission Indians (TPBMI) shall be contacted, as detailed within TCR-1, regarding any pre-contact finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.
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, the drafts of which shall be provided to YSMN and TPBMI for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.
3. 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.

Energy

25. Mitigation Measure III.C

12. The Town shall encourage the incorporation of energy-efficient design measures in site plans, including appropriate site orientation to assure solar access, and the use of shade and windbreak trees to enhance the use of alternative energy systems and reduce the need for excessive heating and cooling.
22. To minimize indirect-source emissions, developers may:
 - implement energy conservation measures beyond state and local requirements
 - install low-polluting, high-efficiency appliances
 - install solar pool and water heaters, where feasible
 - landscape with appropriate drought-tolerant species to reduce water consumption and provide passive solar benefits
 - install energy-efficient street lighting
23. To minimize building energy consumption, developers shall be encouraged to implement the following:
 - improve the thermal integrity of buildings
 - utilize window glazing, wall insulation, and efficient ventilation methods
 - introduce efficient heating and appliances, such as water heaters, cooking equipment, refrigerators, furnaces, and boiler units
 - incorporate appropriate passive solar design and solar heaters
 - use devices that minimize the combustion of fossil fuels

Geology and Soils:

26. Mitigation Measure III.F.

1. Cultural resource and paleontological resource studies shall be required prior to development for all lands identified as having high potential for historic or archaeological resources or paleontological resources, as identified in the EIR. Studies shall be reviewed and approved by the Town Planning Division prior to the issuance of any ground-disturbing permit. The recommendations of the studies shall be made conditions of approval of the ground disturbing permits.
2. Future development proposals shall require the preparation of a site-specific soils and/or geotechnical analysis that include an evaluation of seismic and soil conditions and provide recommendations that mitigate soils and geotechnical hazards or constraints.
3. Structural engineering must address anticipated ground motions, mitigating ground shaking hazards through seismic design that follows the latest Uniform Building Code and the Structural Engineers' Association of California parameters.
7. Before building on wind or stream-deposited sediment or young alluvium, conduct subsurface geotechnical studies for risks like seismic settlement, collapsible or expansive soils, and liquefaction. Use proper excavation, compaction, backfilling, and foundation design to reduce these hazards.
8. Conduct site-specific geotechnical analyses for new development near steep slopes to assess landslide, rockfall, and slope failure risks. Include mitigation measures like setbacks, retaining walls, or vegetation buffers to reduce hazards
15. All grading permit requests must include a soil erosion prevention plan. To control dust and sand during grading, maintain moist soils, limit dry exposed areas, plant stabilizing vegetation, use windbreaks or block walls, apply chemical stabilizers, and water construction sites before and during site work. (Also see Air Quality in Section III-C)
17. The Town will require development applications to include plans showing leach fields, seepage pits, drainage facilities, and water-dependent landscaping, so staff can assess ground saturation risks and ensure foundations are properly sited to reduce localized soil collapse.
18. All imported and on-site fill soils must be approved by the project's soils engineer. Before use as compaction fill, the engineer will ensure materials are free of vegetation, organic matter, debris, and stones larger than 6 inches. Approved soil should be placed in horizontal layers at specified thicknesses and adjusted for optimal moisture as needed.
19. Fill must be compacted to at least 90% of maximum laboratory density using overfilling, cutting back, or approved mechanical methods per ASTM D-1557-78. The project's soils engineer will monitor fill placement and test for moisture, uniformity, and compaction. In-place density should be measured by the sand-cone method (ASTM D-1556-64 (74)) or another method approved by the Town's Building and Safety Department.

20. Finish cut slopes should not be steeper than 2:1 (horizontal to vertical). Excavating near-vertical cuts over 5 feet for retaining walls or utilities can cause slope failure, risking equipment damage and worker injury. The project engineer must inspect all cut slopes during grading to give further safety recommendations.
21. Foundation systems that utilize continuous and spread footings are recommended for the support of one and two-story structures. Foundations for higher structures must be evaluated based on structure design and on-site soil conditions.
22. Positive site drainage shall be established during finish grading. Finish lot grading shall include a minimum positive gradient of 2% away from structures for a minimum distance of three (3) feet and a minimum gradient of 1% to the street or other approved drainage course.
23. Utility trench excavations on slopes or near structures must be backfilled as follows:
 - Pipes require at least 6 inches of pea gravel or approved granular soil bedding, with a minimum 1-foot cover of similar material. Compact this backfill mechanically or jet to firm condition.
 - Remaining backfill may be fine-grained soils, placed in layers no thicker than 6 inches, brought to optimal moisture, and compacted to at least 90% of laboratory maximum density.
 - For trenches within 5 feet of or on slope faces, use pea gravel or approved granular soils for bedding and initial backfill. Complete with onsite fill soil compacted as above.

Greenhouse Gas Emissions:

27. Mitigation Measure III.C

10. All new development shall be required to install infrastructure prior to occupancy, which will encourage a well-planned, orderly development pattern
12. New projects shall incorporate design parameters that allow for frequent, reliable, and convenient public transit.
15. Idling time for commercial, delivery, and construction vehicles shall be regulated and limited.
16. Landscaping designs shall use trees and other vegetation to maximize the shading of buildings in order to reduce energy requirements for heating and cooling.
21. Promote the use of facilities for low/zero carbon fueled vehicles in new developments, such as the charging of electric vehicles from green electricity sources. Promote the use of on-site renewable energy production including installation of photovoltaic cells or other solar options. The Town shall encourage the use of solar cells in private development and consider such project features favorably during project review. The Town shall investigate the cost effectiveness of installing such solar cells on Town buildings for the purposes of powering Town facilities and possibly selling excess “clean” energy back to the SCE power grid, pursuant to state law.

41. Prior to July 15, 2010, the Town shall develop and adopt a Climate Action Plan ("CAP") that enhances the General Plan's goals, policies and programs relating to meeting the greenhouse gas emission targets established in the California Global Warming Solutions Act, including reducing emissions to 1990 levels by including an emissions inventory; emission targets that apply at reasonable intervals through the life of the plan; enforceable GHG control measures; monitoring and reporting; and mechanisms to allow for the revision of the plan, if necessary, to stay on target. The goal of the CAP shall be to reduce greenhouse gas emissions within the Town's control the achieve the emission reduction goals required by AB 32, as further developed and quantified by the California Air Resources Board. The CAP shall quantify the approximate greenhouse gas emissions reductions of each measure developed with the CAP, and shall consider the mechanisms, strategies and techniques included above.

Hazards and Hazardous Materials

28. Mitigation Measure III.G.

5. Future development within the General Plan area shall be required to comply with all applicable federal, state, and regional permitting requirements for hazardous and toxic materials generation and handling, including but not limited to the following:
 - a. If it is determined that hazardous wastes are, or will be, generated by any proposed operations, the wastes must be managed in accordance with the California Hazardous Waste Control Law (California Health and Safety Code, Division 20, chapter 6.5) and the Hazardous Waste Control Regulations (California Code of Regulations, Title 22, Division 4.5). If so, the proposed facility shall obtain a United States Environmental Protection Agency Identification Number by contacting (800) 618-6942.
 - b. If hazardous wastes are (a) stored in tanks or containers for more than ninety (90) days, (b) treated onsite, or (c) disposed of onsite, then a permit from the DTSC may be required. If so, the proposed facility shall contact DTSC at (818) 551-2171 to initiate pre-application discussions and determine the permitting process applicable to the facility.
6. Developers shall submit for approval a detailed description of any hazardous materials use, as well as detailed plans for location of any hazardous materials storage and management facilities to the Apple Valley Fire Protection District.
7. The Town shall thoroughly evaluate development proposals for lands directly adjacent to sites known to be contaminated with hazardous or toxic materials or sites that use or contain potentially hazardous or toxic materials.
8. During project construction and implementation, the handling, storage, transport, and disposal of all chemicals, including herbicides and pesticides, runoff, hazardous materials and waste used on, or at, the project site, shall be in accordance with a project's BMPs/Integrated Pest Management Plan, other relevant regulatory plans, and applicable County, state, and federal regulations.

Hydrology and Water Quality:

29. Mitigation Measure III.H.

9. Future development proposals shall be required to submit a hydrology study and mitigation plan which conforms to the Apple Valley Master Plan of Drainage or the Apple Valley West/Desert Knolls Master Plan of Drainage and other regional and local requirements, policies, and programs.
10. All new development shall be required to incorporate, at the developer's expense, adequate flood control mitigation, such as grading that prevents adverse drainage impacts to adjacent properties, on-site retention of runoff, and the adequate siting of structures located within flood plains and to, as part of project development.
11. Future flood control plans required of developers shall include specific recommendations and/or designs regarding pollution control techniques to be applied to keep pollutants, including herbicides, pesticides, and other hydrocarbons out of surface and groundwaters. Mitigation measures may include specifically designed open space areas such as artificial wetlands where nuisance and otherwise contaminated on-site runoff shall be retained separate from channels conveying off- site flows.
13. Stormwater retention shall be enforced through the development review process and routine site inspection.

30. Mitigation Measure III.I

3. The Town shall continue to implement its Water Conservation Plan ordinance and comply with State Assembly Bill 325 (AB 325) by limiting turfed areas in new projects, and requiring the use of native and other drought-tolerant planting materials, installing efficient irrigation systems and monitoring existing systems to ensure maximum efficiency and conservation.
4. The Town shall require that all new developments use water conserving appliances and fixtures, including low-flush toilets and low-flow showerheads and faucets. The Town shall require the application of water-conserving technologies in conformance with Section 17921.3 of the Health and Safety Code, Title 20, California Administrative Code Section 1601(b), and applicable sections of Title 24 of the State Code.
5. The Town shall encourage the use of faucets, showerheads and appliances in new development that exceed Title 20 and Title 24 water efficiency requirements.
10. The Town shall require that the development and maintenance of project-specific on-site stormwater retention/detention basins that implement the NPDES program, enhance groundwater recharge, complement regional flood control facilities, and address applicable community design policies subject to all applicable regulations, standards and guidelines.
11. The Town shall require that the development and maintenance of project-specific on-site stormwater retention/detention basins that implement the NPDES program, enhance groundwater recharge, complement regional flood control facilities, and address applicable community design policies subject to all applicable regulations, standards and guidelines.

14. The Town shall restrict the amount of turf planted on all new commercial, industrial, public facilities, multi-family and front yards of single-family residential projects to reduce the amount of water used for irrigation.
15. Irrigation design that reduces overspray and uses conservation techniques shall be required for all new commercial, industrial, public facilities and multi-family projects which will reduce the amount of water used and wasted on irrigation.

Land Use and Planning

31. Mitigation Measure III.J

1. Individual project proposals, especially those involving a mix of residential and other uses, as well as those located near sensitive lands or uses, shall be fully evaluated during the project review process to assure that all land use compatibility issues are addressed and mitigated.

Noise:

32. Mitigation Measure III.L.

1. The Town shall continue to maintain and enforce its noise ordinance to ensure that noise impacts throughout the General Plan area are maintained at acceptable levels.
10. All construction equipment operating in the General Plan area shall be equipped with properly operating and well-maintained mufflers to limit noise emissions.
12. Construction activities shall be conducted in compliance with the Town's Noise Ordinance to ensure that acceptable noise levels are achieved during sensitive time periods.

Public Services:

33. Mitigation Measure III.M

Fire Protection

4. The Apple Valley Fire Protection District shall continue to review new development proposals and evaluate project plans to assure that it can provide adequate fire protection.

Law Enforcement

1. New development projects shall be reviewed by the Sheriff's Department to ensure the Department's ability to provide adequate police protection. New developments shall comply with established Sheriff's Department standard.

Schools

1. Statutory school mitigation fees for residential and commercial development shall continue to be assessed to developers.

Recreational Resources

34. Mitigation Measure III.L

1. The Town will require developers to participate in the Town's parkland fee programs/Quimby requirements.

Transportation and Traffic:

35. Mitigation Measure III.O

3. All Town streets shall be designed to have a minimum lane width of 12 feet.
6. The Town shall require that new development projects on arterial roadways incorporate bus pullouts, to allow buses to leave the flow of traffic and reduce congestion.
11. The Town shall ensure that sidewalks are provided on all roadways that are 88 feet wide or wider. In Rural Residential land use areas, the Town shall ensure that designated pathways are provided.
14. The Town shall require, as necessary, project-specific and/or phase-specific traffic impact analyses for subdivision and other project approvals. Such analyses may be required to identify build-out and opening year traffic impacts and service levels, and may need to exact mitigation measures required on a cumulative and individual project or phase basis.
15. Concurrent with construction, all new development proposals located adjacent to public roadways shall be required to install all improvements to their ultimate General Plan half-width.
18. All new development shall be required to pay a “fair share” of improvements to surrounding roadways, bridges and signals that are impacted by and are located within and surrounding the development project.
19. The Town shall ensure that pedestrian access is preserved and enhanced by means of the following: improved sidewalks, pedestrian walkways, lighting and landscaping designs and connections to existing sidewalks and trails.
20. New development proposals shall be required to construct bicycle lanes in conjunction with off-site improvements.

Tribal Cultural Resources

36. Mitigation Measure TCR-1.

1. The Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN) and the Twenty-Nine Palms Band of Mission Indians (TPBMI) shall be contacted, as detailed in CUL-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 YSMN, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents YSMN and TPBMI or the remainder of the project, should YSMN or TPBMI elect to place a monitor onsite.
2. Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to YSMN or TPBMI. The Lead Agency and/or applicant shall, in good faith, consult with YSMN and TPBMI throughout the life of the project.

Utilities and Service Systems:

37. Mitigation Measure III.M

1. All future development projects shall be subject to review by the Town and the applicable water purveyor to assess their potential impact on local groundwater supplies.

To the greatest extent feasible, all new development shall connect to the existing wastewater treatment collection system, or otherwise comply with the Town's Sewer Connection Policy.

3. The use of drought tolerant landscaping shall be encouraged in public and private development.
4. Future development shall be required to conform to standards set forth in Section 17921.3 of the Health and Safety Code, Title 20, California Administrative Code Section 1601(b), and applicable sections of Title 24 of the State Code. These measures include the installation of low-flush toilets, low-flow showerheads and faucets in all new construction.
5. As landscaping debris comprises a significant percentage of residential solid waste, developers shall contract for professional landscaping services from companies which compost green waste. Several landscaping companies in the Apple Valley/Victorville area are currently composting for waste disposal. On-site composting and grass recycling (whereby grass clippings are left on the ground) is also encouraged wherever possible.

Project Design Features (PDF's):

PDF-1: A photovoltaic system would be included that provides 75 percent of the overall electricity requirements.

PDF-2: All truck/dock bays within the proposed buildings will include electrical outlets to facilitate plug-in capabilities and support use of electric standby and/or hybrid electric transport refrigeration units (TRUs).

PDF-3: Building will be designed and constructed to meet California Title 24 energy requirements. Requirements will be met using a combination of the building envelope, HVAC system, and electrical systems.

PDF-4: Energy star appliances will be installed in office breakrooms or as applicable.

PDF-5: LED light bulbs will be installed throughout facility.

PDF-7: On-site operational and cargo handling equipment including pallet jacks and forklifts, shall be electric with the necessary charging stations included in the design of the Project electrical system, buildings, and equipment storage areas.

PDF-14: All diesel-fueled fire pumps shall meet U.S. EPA-certified Tier 4 Interim emissions standards, at a minimum.

Mitigation Monitoring Reporting Program (MMRP)

Mitigation Measure (MM) Project Design Feature (PDF)	Responsibility For Implementation	Time Frame /Milestone	Verified By (signature/date required)
Aesthetics			
Mitigation Measure III.A.1 Signage shall be in compliance with the Town's sign ordinance and shall be limited to the minimum size, scale and number needed to provide functional information, thereby minimizing impacts on traffic safety, streetscape, scenic viewsheds and the aesthetic character of the area.	Project Proponent	During Project Implementation	
Mitigation Measure III.A.2 Compliance with the Town's performance and design standards for landscaping, building coverage and setbacks, building design and height, architectural finishes, walls, fences and utility structures will be required of all development and redevelopment projects.	Project Proponent	During Project Implementation	
Mitigation Measure III.A.3 The Town shall maintain and implement design standards which protect scenic viewsheds and enhance community cohesion. Development standards shall address signage, landscaping, setbacks, building facades, vehicular and pedestrian access and related issues.	Lead Agency	During Project Implementation	
Mitigation Measure III.A.5 In addition to being in compliance with the Town's lighting ordinance, supplementary lighting recommendations include: ▪ External lighting shall be limited to the minimum height, fewest number, and lowest intensity required to provide effective levels of illumination. ▪ Every reasonable effort shall be made to reduce spillage, both to protect residential use areas from excessive levels of illumination and to preserve dark skies at nighttime. ▪ Elevated lighting, including but not limited to parking lot lighting, shall be full-cut off fixtures.	Project Proponent	During Project Implementation	

Mitigation Measure (MM) Project Design Feature (PDF)	Responsibility For Implementation	Time Frame /Milestone	Verified By (signature/date required)
Lighting fixtures in the vicinity of the airport shall be compatible with airport operations.			
Mitigation Measure III.A.6 Overhead utility lines shall be undergrounded to the greatest extent possible through the maintenance of an undergrounding program.	Project Proponent	During Project Implementation	
Mitigation Measure III.A.7 The Town shall coordinate with utility providers to assure that utility infrastructure, including water wells, substations and switching/control facilities, are effectively screened to preserve scenic viewsheds and limit visual clutter. Requires that above-ground utility infrastructure be screened.	Lead Agency	During Project Implementation	
Air Quality			
Mitigation Measure III.C.4 The Town shall conduct an initial study for all projects that are expected to exceed any of the MDAQMD pollutant emission threshold criteria, and shall require detailed air quality analyses for all development applications that have the potential to adversely affect air quality including quantification of greenhouse gas emissions. Until new factors are developed, the use of the CEQA Handbook prepared by SCAQMD or other appropriate modeling tools such as URBEMIS shall be utilized.	Lead Agency	Prior to the start of the Project	
Mitigation Measure III.C.5 All construction activities within the Town of Apple Valley shall be subject to Rule 401, Visible Emissions; Rule 402, Nuisance; and Rule 403, Fugitive Dust in accordance with the Mojave Desert Planning Area PM10 Attainment Plan.	Lead Agency	Duration of the Project	
Mitigation Measure AQ-1: Valley Fever. To minimize personnel and public exposure to potential Valley Fever-containing dust on-site and off-site, the following control measures shall be implemented during project construction.	Project Proponent and its designee	During Project Construction	

Mitigation Measure (MM) Project Design Feature (PDF)	Responsibility For Implementation	Time Frame /Milestone	Verified By (signature/date required)
a. Equipment, vehicles, and other items shall be thoroughly cleaned of dust before they are moved off-site to other work locations. b. Wherever possible, grading and trenching work shall be phased so that earth-moving equipment is working well ahead or downwind of workers on the ground. c. The area immediately behind grading or trenching equipment shall be sprayed with water before ground workers move into the area. d. In the event that a water truck runs out of water before dust is sufficiently dampened, ground workers exposed to dust shall leave the area until a truck can resume water spraying. e. To the greatest extent feasible, heavy-duty earth-moving vehicles shall be closed-cab and equipped with a HEPA-filtered air system. f. Workers shall receive training in procedures to minimize activities that may result in the release of airborne <i>Coccidioides immitis</i> (CI) spores and recognize the symptoms of Valley Fever and shall be instructed to promptly report suspected symptoms of work-related Valley Fever to a supervisor. Evidence of training shall be provided to the Kern County Planning and Natural Resources Department within 5 days of the training session. g. A Valley Fever informational handout shall be provided to all on-site construction personnel. The handout shall, at a minimum, provide information regarding symptoms, health effects, preventive measures, and treatment of Valley Fever. No less than 30 days prior to any work commencing, this handout shall be mailed to all existing residences within 1,000 feet of the Project boundaries. Additional information and handouts can be obtained by contacting the Kern County Public Health Services Department. h. On-site personnel shall be trained on the proper use of personal protective equipment, including respiratory equipment. National Institute for Occupational Safety and Health (NIOSH) approved			

Mitigation Measure (MM) Project Design Feature (PDF)	Responsibility For Implementation	Time Frame /Milestone	Verified By (signature/date required)
respirators shall be provided to on-site personnel, upon request. When exposure to dust is unavoidable, affected workers shall be provided appropriate NIOSH-approved respiratory protection. If respiratory protection is deemed necessary, employers must develop and implement a respiratory protection program in accordance with the California Occupational Safety and Health Administration's Respiratory Protection standard. ¹			
Biological Resources			
Mitigation Measure III.D.3 (a). The Town shall require that biological resources evaluations be performed prior to development actions, including site-specific surveys utilizing specified survey parameters as required for all special status species in identified habitat areas, and especially within or adjacent to linkage corridors or special survey areas and potential jurisdictional areas. (b). As required by CEQA, if biological resources are present that would be significantly impacted by a project, mitigation shall be imposed on the project to reduce the impact to a level of less than significant, to the extent feasible. (c). The Town shall require mitigation pursuant to species- or resource-specific protocols established by CDFG, USFWS, and/or the U.S. Army Corps of Engineers.	Lead Agency	Prior to development actions	
Mitigation Measure III.D.13 Projects affecting major or ephemeral streams must consult the relevant state or federal agency, and may need permits from the U.S. Army Corps of Engineers, Lahontan Regional Water Quality Control Board, or	Project Proponent	Prior to project implementation	

¹ Title 8, California Code of Regulations, §5144. <https://www.dir.ca.gov/title8/5144.html>

Mitigation Measure (MM) Project Design Feature (PDF)	Responsibility For Implementation	Time Frame /Milestone	Verified By (signature/date required)
California Department of Fish and Game. Permit compliance will ensure riparian habitats are restored or replaced as needed and water quality is protected under Section 401 of the Clean Water Act.			
Mitigation Measure BIO-1. Western Joshua Tree Incidental Take Permit. Obtain an Incidental Take Permit (ITP) for impacts to western Joshua tree (<i>Yucca brevifolia</i>) through compliance with the Western Joshua Tree Conservation Act (Fish and Game Code §§1927-1927.12) and adhere to the Western Joshua Tree Relocation Guidelines and Protocols if determined necessary by CDFW, or through the California Endangered Species Act (Fish and Game Code, §§2080-2085).	Project Proponent	Prior to ground disturbance	
Mitigation Measure BIO-2. Pre-Construction Rare Plant Clearance Survey. Prior to the issuance of a grading permit or any permit that allows vegetation removal, and during the appropriate season, a qualified biologist shall conduct botanical field surveys within the Project area following protocols set forth in the California Department of Fish and Wildlife's (CDFW) 2018 Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities. The surveys shall be conducted by a CDFW-approved botanist(s) experienced in conducting floristic botanical field surveys, knowledgeable of plant taxonomy and plant community ecology and classification, familiar with the plants of the area, including special-status and locally significant plants, and familiar with the appropriate state and federal statutes related to plants and plant collecting. The botanical field surveys shall be conducted at the appropriate time of year when plants will both be evident and identifiable (usually, during flowering or fruiting) and, in a manner that maximizes the likelihood of locating special-status plants and sensitive natural communities that may be present. Botanical field surveys shall be conducted floristic in nature, meaning that every plant taxon that occurs in the project area is identified to the taxonomic level necessary to determine rarity and listing	Project Proponent and its designee	Prior to issuance of grading permit	

Mitigation Measure (MM) Project Design Feature (PDF)	Responsibility For Implementation	Time Frame /Milestone	Verified By (signature/date required)
status. If any special-status plants are identified, the City shall avoid the plant(s), with an appropriate buffer (i.e., fencing or flagging). If complete avoidance is not feasible, the City shall mitigate the loss of the plant(s) through the purchase of mitigation credits from a CDFW-approved bank and/or through land acquisition and conservation at a mitigation ratio determined by CDFW after Project analysis. If the Project has the potential to impact a state-listed species, the Project applicant should apply for a California Endangered Species Act (CESA) Incidental Take Permit (ITP) with CDFW.			
Mitigation Measure BIO-3. Burrowing Owl Surveys. Prior to any ground disturbance, surveys for burrowing owls, sign and potential burrows followed by four breeding season surveys of areas found to have potential for burrowing owl occupation must be conducted on the Project site and in the surrounding area in accordance with the Staff Report on Burrowing Owl Mitigation, State of California Natural Resource Agency, Department of Fish and Game, May 7, 2012. The breeding season survey should consist of three or more survey visits during daylight hours and with each visit at least three weeks apart during the peak of the breeding season, commonly accepted in California as between 15 April and 15 July. Prior to initiating Project activities, a qualified biologist shall conduct at least one survey covering the entire Project area and surrounding 15-meter buffer to identify the presence of suitable burrows and/or burrow surrogates (>11 cm in diameter [height and width] and >150 cm in depth) for burrowing owl and sign of burrowing owl (e.g., pellets, prey remains, whitewash, or decoration, etc.). The surveys shall include 100% coverage of the Project site. If both surveys reveal no burrowing owls are present or sign thereof, no additional actions related to this measure are required and a letter shall be prepared by the	Project Proponent and its designee	Prior to ground disturbance	

Mitigation Measure (MM) Project Design Feature (PDF)	Responsibility For Implementation	Time Frame /Milestone	Verified By (signature/date required)
qualified biologist documenting the results of the survey. The letter shall be submitted to CDFW prior to construction.			
Mitigation Measure BIO-4. Burrowing Owl Avoidance /Relocation. If burrowing owl, active burrowing owl burrows, or sign thereof are found, the qualified biologist shall prepare and implement a plan for avoidance, minimization, and mitigation measures to be approved by CDFW prior to commencing Project activities and propose mitigation for permanent loss of occupied burrow(s) and habitat. The mitigation lands may require habitat enhancements including enhancement or expansion of burrows for breeding, shelter and dispersal opportunity, and removal or control of population stressors. Permanent protection of mitigation land through a conservation easement deeded to a nonprofit conservation organization or public agency with a conservation mission, development and implementation of a mitigation land management plan to address long-term ecological sustainability and maintenance of the site for burrowing owls, and funding for the maintenance and management of mitigation land through the establishment of a long-term funding mechanism such as an endowment. Site-specific non-disturbance buffer zones shall be established by the qualified biologist and shall be no less than 300 meters feet. If determined appropriate, a smaller buffer may be established by the qualified biologist following monitoring and assessments of the Project's effects on the burrowing owls. If it is not possible to avoid active burrows, passive relocation shall be implemented if a qualified biologist has determined there are no nesting owls and/or juvenile owls are no longer dependent on the burrows. A qualified biologist, in coordination with the Project Proponent and the Town, shall prepare and submit a passive relocation program in accordance with Appendix E (i.e., Example Components for Burrowing Owl Artificial Burrow and Exclusion Plans) of	Project Proponent and its designee	Prior to ground disturbance	

Mitigation Measure (MM) Project Design Feature (PDF)	Responsibility For Implementation	Time Frame /Milestone	Verified By (signature/date required)
the CDFW's Staff Report on Burrowing Owl Mitigation for CDFW review/approval prior to the commencement of disturbance activities on-site and proposed mitigation for permanent loss of occupied burrow(s) and habitat consistent with the 2012 Staff Report on Burrowing Owl Mitigation. When a qualified biologist determines that burrowing owls are no longer occupying the Project site and passive relocation is complete, construction activities may begin. A final letter report shall be prepared by the qualified biologist documenting the results of the passive relocation. The letter shall be submitted to CDFW.			
Mitigation Measure BIO-5. Desert Tortoise Pre-Construction Survey. A CDFW-approved biologist shall conduct pre-construction presence/absence surveys for desert tortoise during the desert tortoise active season (April to May or September to October) 48 hours prior to initiation of Project activities and after any pause in Project activities lasting 30 days or more. Desert tortoise preconstruction surveys shall be conducted in accordance with the U.S. Fish and Wildlife Service (USFWS) 2019 desert tortoise survey methodology. Preconstruction surveys shall be completed using 100% visual coverage for desert tortoise and their sign and shall use perpendicular survey routes within the Project site and 50-foot buffer zone. Pre-construction surveys cannot be combined with other surveys conducted for other species while using the same personnel. Project activities cannot start until two negative results from consecutive surveys using perpendicular survey routes for desert tortoise are documented. Results of the survey shall be submitted to CDFW prior to the start of Project activities. If the survey confirms desert tortoise absence, the CDFW-approved biologist shall ensure desert tortoises do not enter the Project area. If desert tortoise presence is confirmed during the survey, the Project Proponent shall submit to CDFW for review and approval a desert	Project Proponent and its designee	Prior to ground disturbance	

Mitigation Measure (MM) Project Design Feature (PDF)	Responsibility For Implementation	Time Frame /Milestone	Verified By (signature/date required)
tortoise specific avoidance plan detailing the protective avoidance measures to be implemented to ensure complete avoidance of take (California Fish and Game Code §86 defines "take" as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill") to desert tortoise. If complete avoidance of desert tortoise cannot be achieved, the Project Proponent shall not undertake Project activities, and Project activities shall be postponed until appropriate authorization (i.e., California Endangered Species Act (CESA) Incidental Take Permit (ITP) under Fish and Game Code §2081) is obtained. If complete avoidance of desert tortoise is infeasible, the Project Proponent shall apply for a CESA ITP and prepare a site-specific Desert Tortoise Translocation Plan (Plan) that will provide details on the proposed recipient site, desert tortoise clearance surveys and relocation, definitions for Authorized Biologists and qualified desert tortoise biologists, exclusion fencing guidelines, protocols for managing desert tortoise found during active versus inactive seasons, protocols for incidental tortoise death or injury, and shall be consistent with project permits and current USFWS and CDFW guidelines. The Plan also include a requirement for communication and coordination with the Bureau of Land Management (BLM) regarding the desert tortoise recipient site. Prior to construction, the Plan shall be subject to the review and approval of the CDFW and the USFWS. Impacts shall be offset through acquisition of compensatory land within occupied desert tortoise habitat and/or mitigation bank credit purchase from a CDFW-approved mitigation bank mitigated at a ratio determined by CDFW after Project analysis.			
Mitigation Measure BIO-6. Worker Environmental Awareness Training. A qualified biologist must present biological resource information training for desert tortoise, Mohave ground squirrel, and burrowing owl prior to	Project Proponent and its designee	Prior to project implementation	

Mitigation Measure (MM) Project Design Feature (PDF)	Responsibility For Implementation	Time Frame /Milestone	Verified By (signature/date required)
Project activities to all personnel who will be working within the Project site. The same instruction shall be provided for any new workers prior to their performing any work on-site. Interpretation shall be provided for any non-English speaking workers.			
Mitigation Measure BIO-7. Deceased or Injured Tortoise within the Project Site. If any injured or deceased desert tortoise—or other special-status wildlife species—is discovered within the Project site, the USFWS and CDFW shall be notified immediately. Verbal notification shall occur within 24 hours, and written notification shall be provided within 5 days of the discovery. The incident report shall include the date, time, and location of the find; condition of the animal; and any circumstances associated with the injury or mortality. Following notification, the Project Biologist shall coordinate with USFWS and CDFW to determine appropriate next steps, including agency-directed handling, disposition, or additional response measures, as applicable.	Project Proponent and its designee	During Project implementation	
Mitigation Measure BIO-8. Species Avoidance. If during Project activities a desert tortoise is discovered within the Project site, all activities shall immediately stop and the CDFW shall be immediately notified (within 24 hours). Coordination with respective state and federal resource agencies shall be required prior to restarting activities to determine appropriate avoidance, minimization, and mitigation measures.	Project Proponent and its designee	During Project implementation	
Mitigation Measure BIO-9. Nesting Bird Pre-Construction Survey. Regardless of the time of year, a pre-construction sweep shall be performed to verify absence of nesting birds. A qualified biologist shall conduct the pre- activity sweep within the Project areas (including access routes) and a 500-foot buffer surrounding the Project areas, within 2 hours prior to initiating Project activities. Additionally, a nesting bird survey shall be conducted by a qualified biologist no more than 3	Project Proponent and its designee	Prior to ground disturbance	

Mitigation Measure (MM) Project Design Feature (PDF)	Responsibility For Implementation	Time Frame /Milestone	Verified By (signature/date required)
days prior to the initiation of Project activities, including, but not limited to clearing, grubbing, and/or rough grading to prevent impacts to birds and their nests. The survey shall be conducted by a qualified biologist. Surveys shall include any potential habitat (including trees, shrubs, the ground, or nearby structures) that may be impacted by activities resulting in nest destruction or abandonment. If nesting bird activity is present, a no-disturbance buffer zone shall be established by the qualified biologist around each nest to prevent nest destruction or abandonment. If nesting bird activity is present, a no-disturbance buffer zone shall be established by the qualified biologist around each nest to prevent nest destruction and disruption of breeding or rearing behavior. The buffer shall be a minimum of 500 feet for raptors and 300 feet for songbirds, unless a smaller buffer is specifically determined by a qualified biologist familiar with the nesting phenology of the nesting species. The buffer areas shall be avoided until the nests are no longer occupied and the juvenile birds can survive independently from the nests, as confirmed by a qualified biologist. A qualified biologist shall inspect the active nest to determine whether construction activities are disturbing the nesting birds or nestlings. If the qualified biologist determines that construction activities pose a disturbance to nesting, construction work shall be stopped in the area of the nest and the "no disturbance buffer" shall be expanded. If there is no nesting activity, then no further action is needed for this measure.			
Mitigation Measure BIO-10. Clean Water Act Section 401 and Section 404 Permits. Prior to issuance of a grading permit, the developer shall obtain a Clean Water Act Section 404 Nationwide Permit from the U.S. Army Corps of Engineers and compensate for the loss of 0.22 acres (9,698 square feet) of ephemeral stream channel, and a Clean Water Act	Project Proponent	Prior to issuance of grading permit	

Mitigation Measure (MM) Project Design Feature (PDF)	Responsibility For Implementation	Time Frame /Milestone	Verified By (signature/date required)
Section 401 Certification from the Lahontan Regional Water Quality Control Board. The developer shall provide evidence of the permit to the Town Planning Department.			
Mitigation Measure BIO-11. California Fish and Game Code §1602 Permit. Prior to the issuance of a grading permit, the Project Proponent shall obtain a Streambed Alteration Agreement under Section 1602 of the California Fish and Game Code from the California Department of Fish and Wildlife. The following shall be incorporated into the permitting, subject to approval by the regulatory agencies: (a) Replacement and/or restoration of jurisdictional "waters of the State" within the Mojave River watershed at a ratio of no less than 2:1 on-site for permanent impacts to 0.22 acres (9,698 square feet) of an ephemeral stream channel.	Project Proponent	Prior to issuance of grading permit	
Cultural Resources			
Mitigation Measure III.E. 1 Cultural resource studies shall be required prior to development for all lands identified as having high potential for historic or archaeological resources, as identified in Exhibit III-4. The studies shall be reviewed and approved by the Town Planning Division prior to the issuance of any ground disturbing permit. The recommendations of the studies shall be made conditions of approval of the ground disturbing permits.	Project Proponent	During Project implementation	
Mitigation Measure CUL-1 1. In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the	Project Proponent	During Project implementation	

Mitigation Measure (MM) Project Design Feature (PDF)	Responsibility For Implementation	Time Frame /Milestone	Verified By (signature/date required)
buffered area may continue during this assessment period. Additionally, the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) and the Twenty-Nine Palms Band of Mission Indians (TPBMI) shall be contacted, as detailed within TCR-1, regarding any pre-contact finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment. 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, the drafts of which shall be provided to YSMN and TPBMI for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly. 3. 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.			
Energy			
Mitigation Measure III.C.12 The Town shall encourage the incorporation of energy-efficient design measures in site plans, including appropriate site orientation to assure solar access, and the use of shade and windbreak trees to enhance the use of alternative energy systems and reduce the need for excessive heating and cooling.	Lead Agency	During Project implementation	

Mitigation Measure (MM) Project Design Feature (PDF)	Responsibility For Implementation	Time Frame /Milestone	Verified By (signature/date required)
Mitigation Measure III.C.22 To minimize indirect-source emissions, developers may: ▪ implement energy conservation measures beyond state and local requirements ▪ install low-polluting, high-efficiency appliances ▪ install solar pool and water heaters, where feasible ▪ landscape with appropriate drought-tolerant species to reduce water consumption and provide passive solar benefits ▪ install energy-efficient street lighting	Project Proponent	During Project implementation	
Mitigation Measure III.C.23 To minimize building energy consumption, developers shall be encouraged to implement the following: ▪ improve the thermal integrity of buildings ▪ utilize window glazing, wall insulation, and efficient ventilation methods ▪ introduce efficient heating and appliances, such as water heaters, cooking equipment, refrigerators, furnaces, and boiler units ▪ incorporate appropriate passive solar design and solar heaters ▪ use devices that minimize the combustion of fossil fuels	Project Proponent	During Project implementation	
Geology and Soils			
Mitigation Measure III.F.1 Cultural resource and paleontological resource studies shall be required prior to development for all lands identified as having high potential for historic or archaeological resources or paleontological resources, as	Project Proponent	During Project implementation	

Mitigation Measure (MM) Project Design Feature (PDF)	Responsibility For Implementation	Time Frame /Milestone	Verified By (signature/date required)
identified in the EIR. Studies shall be reviewed and approved by the Town Planning Division prior to the issuance of any ground-disturbing permit. The recommendations of the studies shall be made conditions of approval of the ground disturbing permits.			
Mitigation Measure III.F.2 Future development proposals shall require the preparation of a site-specific soils and/or geotechnical analysis that include an evaluation of seismic and soil conditions and provide recommendations that mitigate soils and geotechnical hazards or constraints.	Project Proponent		
Mitigation Measure III.F.3 Structural engineering must address anticipated ground motions, mitigating ground shaking hazards through seismic design that follows the latest Uniform Building Code and the Structural Engineers' Association of California parameters.	Project Proponent		
Mitigation Measure III.F.7 Before building on wind or stream-deposited sediment or young alluvium, conduct subsurface geotechnical studies for risks like seismic settlement, collapsible or expansive soils, and liquefaction. Use proper excavation, compaction, backfilling, and foundation design to reduce these hazards.	Project Proponent	Prior to project implementation	
Mitigation Measure III.F.8 Conduct site-specific geotechnical analyses for new development near steep slopes to assess landslide, rockfall, and slope failure risks. Include mitigation measures like setbacks, retaining walls, or vegetation buffers to reduce hazards.	Project Proponent	Prior to issuance of grading permits	
Mitigation Measure III.F.15 All grading permit requests must include a soil erosion prevention plan. To control dust and sand during grading, maintain moist soils, limit dry exposed areas, plant stabilizing vegetation, use windbreaks or block	Project Proponent	Prior to issuance of grading permits	

Mitigation Measure (MM) Project Design Feature (PDF)	Responsibility For Implementation	Time Frame /Milestone	Verified By (signature/date required)
walls, apply chemical stabilizers, and water construction sites before and during site work. (Also see Air Quality in Section III-C)			
Mitigation Measure III.F.17 The Town will require development applications to include plans showing leach fields, seepage pits, drainage facilities, and water-dependent landscaping, so staff can assess ground saturation risks and ensure foundations are properly sited to reduce localized soil collapse.	Lead Agency	Prior to Project implementation	
Mitigation Measure III.F.18 All imported and on-site fill soils must be approved by the project's soils engineer. Before use as compaction fill, the engineer will ensure materials are free of vegetation, organic matter, debris, and stones larger than 6 inches. Approved soil should be placed in horizontal layers at specified thicknesses and adjusted for optimal moisture as needed.	Project Proponent and its designee	Prior to issuance of grading permits	
Mitigation Measure III.F.19 Fill must be compacted to at least 90% of maximum laboratory density using overfilling, cutting back, or approved mechanical methods per ASTM D-1557-78. The project's soils engineer will monitor fill placement and test for moisture, uniformity, and compaction. In-place density should be measured by the sand-cone method (ASTM D-1556-64 (74)) or another method approved by the Town's Building and Safety Department.			
Mitigation Measure III.F.20 Finish cut slopes should not be steeper than 2:1 (horizontal to vertical). Excavating near-vertical cuts over 5 feet for retaining walls or utilities can cause slope failure, risking equipment damage and worker injury. The project engineer must inspect all cut slopes during grading to give further safety recommendations.	Project Proponent and its designee	Prior to issuance of grading permits	
Mitigation Measure III.F.21 Foundation systems that utilize continuous and spread footings are recommended for the support of one and two-story structures.	Project Proponent and its designee	Prior to issuance of grading permits	

Mitigation Measure (MM) Project Design Feature (PDF)	Responsibility For Implementation	Time Frame /Milestone	Verified By (signature/date required)
Foundations for higher structures must be evaluated based on structure design and on-site soil conditions.			
Mitigation Measure III.F.22 Positive site drainage shall be established during finish grading. Finish lot grading shall include a minimum positive gradient of 2% away from structures for a minimum distance of three (3) feet and a minimum gradient of 1% to the street or other approved drainage course.	Project Proponent and its designee	Prior to issuance of grading permits	
Mitigation Measure III.F.23 Utility trench excavations on slopes or near structures must be backfilled as follows: 34. Pipes require at least 6 inches of pea gravel or approved granular soil bedding, with a minimum 1-foot cover of similar material. Compact this backfill mechanically or jet to firm condition. 35. Remaining backfill may be fine-grained soils, placed in layers no thicker than 6 inches, brought to optimal moisture, and compacted to at least 90% of laboratory maximum density. 36. For trenches within 5 feet of or on slope faces, use pea gravel or approved granular soils for bedding and initial backfill. Complete with onsite fill soil compacted as above.	Project Proponent and its designee	Prior to issuance of grading permits	
Greenhouse Gas Emissions			
Mitigation Measure III.C.10 All new development shall be required to install infrastructure prior to occupancy, which will encourage a well-planned, orderly development pattern.	Lead Agency	Prior to Project implementation	
Mitigation Measure III.C.12 New projects shall incorporate design parameters that allow for frequent, reliable, and convenient public transit.	Lead Agency	Prior to Project implementation	

Mitigation Measure (MM) Project Design Feature (PDF)	Responsibility For Implementation	Time Frame /Milestone	Verified By (signature/date required)
Mitigation Measure III.C.15 Idling time for commercial, delivery, and construction vehicles shall be regulated and limited.	Project Proponent and its designee	During Project implementation	
Mitigation Measure III.C.16 Landscaping designs shall use trees and other vegetation to maximize the shading of buildings in order to reduce energy requirements for heating and cooling.	Project Proponent and its designee	During Project implementation	
Mitigation Measure III.C.21 Promote the use of facilities for low/zero carbon fueled vehicles in new developments, such as the charging of electric vehicles from green electricity sources. Promote the use of on-site renewable energy production including installation of photovoltaic cells or other solar options. The Town shall encourage the use of solar cells in private development and consider such project features favorably during project review. The Town shall investigate the cost effectiveness of installing such solar cells on Town buildings for the purposes of powering Town facilities and possibly selling excess "clean" energy back to the SCE power grid, pursuant to state law.	Lead Agency	During Project implementation	
Mitigation Measure III.C.41 Prior to July 15, 2010, the Town shall develop and adopt a Climate Action Plan ("CAP") that enhances the General Plan's goals, policies and programs relating to meeting the greenhouse gas emission targets established in the California Global Warming Solutions Act, including reducing emissions to 1990 levels by including an emissions inventory; emission targets that apply at reasonable intervals through the life of the plan; enforceable GHG control measures; monitoring and reporting; and mechanisms to allow for the revision of the plan, if necessary, to stay on target. The goal of the CAP shall be to reduce greenhouse gas emissions within the Town's control the achieve the emission reduction goals required by AB 32, as further developed and quantified by the California Air Resources Board. The CAP shall quantify the approximate	Lead Agency	During Project implementation	

Mitigation Measure (MM) Project Design Feature (PDF)	Responsibility For Implementation	Time Frame /Milestone	Verified By (signature/date required)
greenhouse gas emissions reductions of each measure developed with the CAP, and shall consider the mechanisms, strategies and techniques included above.			
Hazards and Hazardous Materials			
Mitigation Measure III.G.5 Future development within the General Plan area shall be required to comply with all applicable federal, state, and regional permitting requirements for hazardous and toxic materials generation and handling, including but not limited to the following: a. If it is determined that hazardous wastes are, or will be, generated by any proposed operations, the wastes must be managed in accordance with the California Hazardous Waste Control Law (California Health and Safety Code, Division 20, chapter 6.5) and the Hazardous Waste Control Regulations (California Code of Regulations, Title 22, Division 4.5). If so, the proposed facility shall obtain a United States Environmental Protection Agency Identification Number by contacting (800) 618-6942. b. If hazardous wastes are (a) stored in tanks or containers for more than ninety (90) days, (b) treated onsite, or (c) disposed of onsite, then a permit from the DTSC may be required. If so, the proposed facility shall contact DTSC at (818) 551-2171 to initiate pre-application discussions and determine the permitting process applicable to the facility.	Lead Agency	During Project implementation	
Mitigation Measure III.G.6 Developers shall submit for approval a detailed description of any hazardous materials use, as well as detailed plans for location of any hazardous materials storage and management facilities to the Apple Valley Fire Protection District.	Project Proponent	During Project implementation	

Mitigation Measure (MM) Project Design Feature (PDF)	Responsibility For Implementation	Time Frame /Milestone	Verified By (signature/date required)
Mitigation Measure III.G.7 The Town shall thoroughly evaluate development proposals for lands directly adjacent to sites known to be contaminated with hazardous or toxic materials or sites that use or contain potentially hazardous or toxic materials.	Lead Agency	During Project implementation	
Mitigation Measure III.G.8 During project construction and implementation, the handling, storage, transport, and disposal of all chemicals, including herbicides and pesticides, runoff, hazardous materials and waste used on, or at, the project site, shall be in accordance with a project's BMPs/Integrated Pest Management Plan, other relevant regulatory plans, and applicable County, state, and federal regulations.	Project Proponent	During construction and project implementation	
Hydrology and Water Quality			
Mitigation Measure III.H.9 Future development proposals shall be required to submit a hydrology study and mitigation plan which conforms to the Apple Valley Master Plan of Drainage or the Apple Valley West/Desert Knolls Master Plan of Drainage and other regional and local requirements, policies, and programs.	Lead Agency	Prior to issuance of grading permit	
Mitigation Measure III.H.10 All new development shall be required to incorporate, at the developer's expense, adequate flood control mitigation, such as grading that prevents adverse drainage impacts to adjacent properties, on-site retention of runoff, and the adequate siting of structures located within flood plains and to, as part of project development.	Project Proponent	During Project Implementation	
Mitigation Measure III.H.11 Future flood control plans required of developers shall include specific recommendations and/or designs regarding pollution control techniques to be applied to keep pollutants, including herbicides, pesticides, and other hydrocarbons out of surface and groundwaters. Mitigation measures may include specifically designed open space	Project Proponent	During Project Implementation	

Mitigation Measure (MM) Project Design Feature (PDF)	Responsibility For Implementation	Time Frame /Milestone	Verified By (signature/date required)
areas such as artificial wetlands where nuisance and otherwise contaminated on-site runoff shall be retained separate from channels conveying off- site flows.			
Mitigation Measure III.H.13 Stormwater retention shall be enforced through the development review process and routine site inspection.	Lead Agency	During Project Implementation	
Mitigation Measure III.I.3 The Town shall continue to implement its Water Conservation Plan ordinance and comply with State Assembly Bill 325 (AB 325) by limiting turfed areas in new projects, and requiring the use of native and other drought-tolerant planting materials, installing efficient irrigation systems and monitoring existing systems to ensure maximum efficiency and conservation.	Lead Agency	During Project Implementation	
Mitigation Measure III.I.4 The Town shall require that all new developments use water conserving appliances and fixtures, including low-flush toilets and low-flow showerheads and faucets. The Town shall require the application of water-conserving technologies in conformance with Section 17921.3 of the Health and Safety Code, Title 20, California Administrative Code Section 1601(b), and applicable sections of Title 24 of the State Code.	Lead Agency	During Project Implementation	
Mitigation Measure III.I.5 The Town shall encourage the use of faucets, showerheads and appliances in new development that exceed Title 20 and Title 24 water efficiency requirements.	Lead Agency	During Project Implementation	
Mitigation Measure III.I.10 The Town shall require that the development and maintenance of project-specific on-site stormwater retention/detention basins that implement the NPDES program, enhance groundwater recharge, complement regional flood control facilities, and address applicable	Lead Agency	During Project Implementation	

Mitigation Measure (MM) Project Design Feature (PDF)	Responsibility For Implementation	Time Frame /Milestone	Verified By (signature/date required)
community design policies subject to all applicable regulations, standards and guidelines.			
Mitigation Measure III.I.11 The Town shall require that the development and maintenance of project-specific on-site stormwater retention/detention basins that implement the NPDES program, enhance groundwater recharge, complement regional flood control facilities, and address applicable community design policies subject to all applicable regulations, standards and guidelines.	Lead Agency	During Project Implementation	
Mitigation Measure III.I.15 Irrigation design that reduces overspray and uses conservation techniques shall be required for all new commercial, industrial, public facilities and multi-family projects which will reduce the amount of water used and wasted on irrigation.	Project Proponent and its designee	During Project Implementation	
Land Use and Planning			
Mitigation Measure III.J.1 Individual project proposals, especially those involving a mix of residential and other uses, as well as those located near sensitive lands or uses, shall be fully evaluated during the project review process to assure that all land use compatibility issues are addressed and mitigated.	Lead Agency	During Project Implementation	
Noise			
Mitigation Measure III.L.1 The Town shall continue to maintain and enforce its noise ordinance to ensure that noise impacts throughout the General Plan area are maintained at acceptable levels.	Lead Agency	During Project Implementation	
Mitigation Measure III.L.10 All construction equipment operating in the General Plan area shall be equipped with properly operating and well-maintained mufflers to limit noise emissions.	Project Proponent	During construction	

Mitigation Measure (MM) Project Design Feature (PDF)	Responsibility For Implementation	Time Frame /Milestone	Verified By (signature/date required)
Mitigation Measure III.L.12 Construction activities shall be conducted in compliance with the Town's Noise Ordinance to ensure that acceptable noise levels are achieved during sensitive time periods.	Project Proponent and its designee	During Project implementation	
Public Services			
Mitigation Measure III.M.4 Fire Protection The Apple Valley Fire Protection District shall continue to review new development proposals and evaluate project plans to assure that it can provide adequate fire protection.	Lead Agency	During Project Implementation	
Mitigation Measure III.M.1 Law Enforcement New development projects shall be reviewed by the Sheriff's Department to ensure the Department's ability to provide adequate police protection. New developments shall comply with established Sheriff's Department standard.	Lead Agency	Prior to Project implementation	
Mitigation Measure III.M.1 Schools Statutory school mitigation fees for residential and commercial development shall continue to be assessed to developers.	Lead Agency	Prior to Project implementation	
Recreational Resources			
Mitigation Measure III.L.1 The Town will require developers to participate in the Town's parkland fee programs/Quimby requirements.	Lead Agency	Prior to Project implementation	
Transportation and Traffic			
Mitigation Measure III.O.3 All Town streets shall be designed to have a minimum lane width of 12 feet.	Lead Agency	During Project Implementation	
Mitigation Measure III.O.6	Lead Agency	During Project Implementation	

Mitigation Measure (MM) Project Design Feature (PDF)	Responsibility For Implementation	Time Frame /Milestone	Verified By (signature/date required)
The Town shall require that new development projects on arterial roadways incorporate bus pullouts, to allow buses to leave the flow of traffic and reduce congestion.			
Mitigation Measure III.O.11 The Town shall ensure that sidewalks are provided on all roadways that are 88 feet wide or wider. In Rural Residential land use areas, the Town shall ensure that designated pathways are provided.	Lead Agency	During Project Implementation	
Mitigation Measure III.O.14 The Town shall require, as necessary, project-specific and/or phase-specific traffic impact analyses for subdivision and other project approvals. Such analyses may be required to identify build-out and opening year traffic impacts and service levels, and may need to exact mitigation measures required on a cumulative and individual project or phase basis.	Lead Agency	During Project Implementation	
Mitigation Measure III.O.15 Concurrent with construction, all new development proposals located adjacent to public roadways shall be required to install all improvements to their ultimate General Plan half-width.	Project Proponent	During construction	
Mitigation Measure III.O.18 All new development shall be required to pay a “fair share” of improvements to surrounding roadways, bridges and signals that are impacted by and are located within and surrounding the development project.	Project Proponent	Prior to Project implementation	
Mitigation Measure III.O.19 The Town shall ensure that pedestrian access is preserved and enhanced by means of the following: improved sidewalks, pedestrian walkways, lighting and landscaping designs and connections to existing sidewalks and trails.	Lead Agency	During Project Implementation	
Mitigation Measure III.O.20 New development proposals shall be required to construct bicycle lanes in conjunction with off-site improvements.	Lead Agency	During Project Implementation	

Mitigation Measure (MM) Project Design Feature (PDF)	Responsibility For Implementation	Time Frame /Milestone	Verified By (signature/date required)
Tribal Cultural Resources			
Mitigation Measure TCR-1. 1. The Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN) and the Twenty-Nine Palms Band of Mission Indians (TPBMI) shall be contacted, as detailed in CUL-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 YSMN, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents YSMN and TPBMI or the remainder of the project, should YSMN or TPBMI elect to place a monitor onsite. 2. Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to YSMN or TPBMI. The Lead Agency and/or applicant shall, in good faith, consult with YSMN and TPBMI throughout the life of the project.	Project Proponent	During Project Implementation	
Utilities and Service Systems			
Mitigation Measure III.M.1 All future development projects shall be subject to review by the Town and the applicable water purveyor to assess their potential impact on local groundwater supplies.	Lead Agency	Prior to Project Implementation	

Mitigation Measure (MM) Project Design Feature (PDF)	Responsibility For Implementation	Time Frame /Milestone	Verified By (signature/date required)
To the greatest extent feasible, all new development shall connect to the existing wastewater treatment collection system, or otherwise comply with the Town's Sewer Connection Policy.			
Mitigation Measure III.M.3 The use of drought tolerant landscaping shall be encouraged in public and private development.	Project Proponent	During Project Implementation	
Mitigation Measure III.M.4 Future development shall be required to conform to standards set forth in Section 17921.3 of the Health and Safety Code, Title 20, California Administrative Code Section 1601(b), and applicable sections of Title 24 of the State Code. These measures include the installation of low-flush toilets, low-flow showerheads and faucets in all new construction.	Lead Agency	During Project implementation	
Mitigation Measure III.M.5 As landscaping debris comprises a significant percentage of residential solid waste, developers shall contract for professional landscaping services from companies which compost green waste. Several landscaping companies in the Apple Valley/Victorville area are currently composting for waste disposal. On-site composting and grass recycling (whereby grass clippings are left on the ground) is also encouraged wherever possible.	Project Proponent	During Project Implementation	