

## MITIGATION MONITORING CHECKLIST (INITIAL STUDY PART III)

**Project File No.:** DRC2018-00529 and SUBTPM20006    **Applicant:** Red Rock Development (Michael Morris)

**Initial Study Prepared by:** Matthew Fagan Consulting Services Inc.    **Date:** 11/6/19

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
<b>Section 1 - Aesthetics</b>						
1)						
<b>Section 2 - Agricultural Resources</b>						
1)						
<b>Section 3 – Air Quality</b>						
<i>Short Term (Construction) Emissions</i>						
1) During architectural coating and painting, the contractor shall limit the amount of daily building surface area to be painted to 14,000 square feet or less.	PD	C	Review of Plans	A/C		2/4
<b>Section 4 - Biological Resources</b>						
1) No grubbing, clearing, or grading shall occur during the general songbird and raptor nesting season, which is generally January 15 to August 31. All grading permits, improvement plans, and the final map shall state the same. If grubbing, clearing, or grading is proposed to occur during the general bird nesting season, a pre-construction survey within all suitable habitat shall be conducted by a qualified biologist to determine if active bird nests are present within the disturbance area. If there are no nesting birds (includes nest building or other breeding/nesting behavior) within the disturbance area, clearing, grubbing, and grading shall be allowed to proceed. If active nests or nesting birds are observed within the disturbance area, the biologist shall delineate a buffer of 300 feet (500 feet for raptors) around each nest. Construction activities within the buffer shall not be permitted until nesting behavior has ceased, nests have failed, or young have fledged. The biological monitor may modify the buffer or propose other recommendations in order to minimize disturbance to nesting birds.	PD	B	Review of Plans	B/C/D		2
2) A 30-day preconstruction survey for burrowing owl is required. The survey shall be conducted by a qualified biologist no more than 30 days prior to	PD	B	Review of Plans	B/C/D		2

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<p>ground disturbance in accordance with survey requirements contained CDFW's Staff Report on Burrowing Owl Mitigation to avoid direct take of burrowing owl. If burrowing owl are determined to occupy the Project site or immediate vicinity, the City of Rancho Cucamonga Community Development Department will be notified, and avoidance measures will be implemented, as appropriate, pursuant to the California Fish and Game Code, the MBTA, and the mitigation guidelines prepared by the CDFW (2012).</p> <p>The following measures are recommended in the CDFW guidelines to avoid impacts on an active burrow:</p> <ul style="list-style-type: none"> <li>No disturbance should occur within 50 meters (approximately 160 feet) of occupied burrows during the non-breeding season.</li> <li>No disturbance should occur within 75 meters (approximately 250 feet) of occupied burrows during the breeding season.</li> </ul> <p>For unavoidable impacts, passive or active relocation of burrowing owls would need to be implemented by a qualified biologist outside the breeding season, in accordance with procedures set by the CDFW.</p>						
<b>Section 5 – Cultural Resources</b>						
1) See Mitigation Measures MM-TCR and MM-TCR-2			6)			
<b>Section 6 – Geology and Soils</b>						
1) Paleontological Monitoring. The monitoring shall be conducted part-time during over-excavation of the building pads below 5-feet in the Older Quaternary Alluvium, increasing to full-time during excavation of the deeper utilities (e.g. deeper removals, storm drain and sewers) in the Older Quaternary Alluvium. Supervision by a Project paleontologist will be maintained during paleontologic grading observations when grading in the on-site geologic units. In the event that fossils are exposed, the Project paleontologist shall be allowed to divert or direct grading in the area of exposure to facilitate evaluation, and (if identified as potentially significant) to salvage significant fossils.	BO	C	During Construction	A		4
<b>Section 7 – Greenhouse Gas Emissions</b>						
<i>Short Term (Construction) GHG Emissions</i>						
<b>Section 8 – Hazards and Waste Materials</b>						

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Section 9 – Hydrology and Water Quality						
Construction Activities						
Section 10 – Land Use and Planning						
1)						
Section 11 – Mineral Resources						
1)						
Section 12 – Noise						
1) The Project applicant shall implement a noise monitoring program during construction. The monitoring program will alert construction management personnel when noise levels approach the upper limits of the 8-hour Leq exceedance threshold (65 dBA) along the adjacent residential uses and 70 dBA at the adjacent industrial uses. Construction activity should cease prior to noise levels exceeding the 8-hour threshold.	PD/BO	B	Review of Plans	C/A		4
2) The Project applicant shall install a temporary noise barrier along the northwest corner of the property to shield the residential units from the line of sight of the construction activity (in conformance with Exhibit D of the <i>Acoustic Study</i> ).	BO/PD	C	During Construction Review of Plans	A/C		2/4
Section 13 – Population and Housing						
1)						
Section 14 – Public Services						
1)						
Section 15 - Recreation						
1)						
Section 16 – Transportation/Traffic						
1) Intersection 2 – Archibald Ave / Arrow Route: Prior to the issuance of certificate of occupancy, the Project Applicant shall implement the following:	CE	D	Final Inspection	A/C		3

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non- Compliance						
<p>a. Restripe the eastbound Arrow Route approach from one left-turn lane, one through lane and one shared through/right- turn lane to consist of one left-turn lane, two through lanes and one right-turn lane.</p> <p>b. Restripe the westbound Arrow Route approach from one left-turn lane, one through lane and one shared through/right- turn lane to consist of one left-turn lane, two through lanes and one right-turn lane.</p> <p>c. Implement right-turn overlap phasing at the westbound Arrow Route approach.</p> <p>d. Change the westbound and eastbound left- turn signal phasing from protected to protected/permitted. The protected left-turn phase will utilize a green left-turn arrow. The permitted left-turn phase will utilize and be identified by flashing left-turn arrow. Based on various guidelines including guidelines set by the Federal Highway Administration (FHWA) and Orange County Traffic Engineering Council (OCTEC), the protected/permitted left-turn can be implemented since the intersection and approach meets the following criteria:</p> <ul style="list-style-type: none"> <li>• Left-turn lanes are limited to a single lane (no double or triple left-turn lanes);</li> <li>• Opposing through traffic has 2 or less lanes;</li> <li>• Speed limit does not exceed 45 miles per hour; and</li> <li>• Sight distance is adequate since no roadway curvature or obstacles affecting visibility for the left-turning vehicles are present.</li> <li>• Based on collision history information provided by the City from 2014 to end of 2018, the table below summarizes the number of reported collisions which would be attributed to the eastbound/westbound left-turn movement at the intersection:</li> </ul>												
<table border="1"> <thead> <tr> <th data-bbox="142 1255 407 1377">Year</th> <th data-bbox="415 1255 617 1377">Total Collisions</th> <th data-bbox="625 1255 1073 1377">Collisions Attributed to Eastbound/Westbound Left-Turn Movement</th> </tr> </thead> <tbody> <tr> <td data-bbox="142 1383 407 1433">2014</td> <td data-bbox="415 1383 617 1433">5</td> <td data-bbox="625 1383 1073 1433">0</td> </tr> </tbody> </table>	Year	Total Collisions	Collisions Attributed to Eastbound/Westbound Left-Turn Movement	2014	5	0						
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2014	5	0										

Mitigation Measures No. / Implementing Action			Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non- Compliance
2015	8	0						
2016	5	0						
2017	18	3						
2018	12	0						
1)								
2) Intersection 3 – Archibald Ave / 9th Street: Prior to the issuance of certificate of occupancy, the Project Applicant shall implement the following: <ul style="list-style-type: none"> <li>a. Maintain the existing split signal phasing for the east/west movements and restripe the eastbound 9th Street approach from one left turn lane and one shared through/right-turn lane to consist of one shared left-turn/through lane and one right-turn lane.</li> <li>b. Implement right-turn overlap phasing at the eastbound 9th Street approach.</li> </ul>			CE	D	Final Inspection	A/C		3
3) Intersection 4 – Archibald Ave / Acacia Street: The Project Applicant shall implement the following: <ul style="list-style-type: none"> <li>• Install signage to restrict movements from Acacia Street onto Archibald Avenue to right- turns only during peak hours. This restriction might only be applicable to the westbound approach since the eastbound approach serves private property. Based on discussions with the City, considering the traffic volume for the eastbound approach and the proportional delay it adds to the overall intersection operation, it would be acceptable to implement mitigation to only the East approach to relieve delay to all public approaches.</li> </ul>			CE	D	Final Inspection	A/C		3
4) Intersection 5 – Archibald Ave / 7th Street: The Project Applicant shall implement the following: <ul style="list-style-type: none"> <li>• Install signage to restrict movements from 7th Street onto Archibald Avenue to right-turns only during peak hours.</li> </ul>			CE	D	Final Inspection	A/C		3
5) Intersection 1 – Archibald Ave / Foothill Blvd: The Project Applicant shall make a fair share contribution to implement the following:			CE	D	Final Inspection	A/C		3

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<ul style="list-style-type: none"> <li>Implement right-turn overlap phasing at the eastbound Foothill Boulevard approach.</li> <li>Implement right-turn overlap phasing at the westbound Foothill Boulevard approach.</li> </ul>						
<ul style="list-style-type: none"> <li>Intersection 2 – Archibald Ave / Arrow Route: The Project Applicant shall make a fair share contribution to implement the following:</li> <li>Restripe the northbound Archibald Avenue approach from one left-turn lane, two through lanes and one defacto right turn lane to consist of one left-turn lane, two through lanes and one dedicated right-turn lane.</li> <li>Implement right-turn overlap phasing at the northbound Archibald Avenue approach.</li> <li>Implement right-turn overlap phasing at the eastbound Arrow Route approach.</li> </ul>						
<p>6) Prior to issuance of certificate of occupancy, the Project applicant shall participate in the funding (on a fair share basis, as shown in Table 17-10 of the Initial Study) to the following intersections for the Long Range Year (2040) Condition:</p> <ul style="list-style-type: none"> <li>Archibald Avenue and Foothill Boulevard; and</li> <li>Archibald Avenue and Arrow Route.</li> </ul>	CE	D	Final Inspection	A/C		3
Section 17 – Tribal Cultural Resources						
<p>1) The Project applicant shall retain and compensate for the services of a qualified professional tribal monitor/consultant who is both approved by the Gabrieleño Band of Mission Indians-Kizh Nation (Kizh Nation) Tribal Government and is listed under the Native American Heritage Commission’s tribal contact list for the area of the Project site. The tribal monitor/consultant shall only be present onsite during the construction phases that involve ground-disturbing activities, which are defined by the Kizh Nation as activities that may include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the Project area. The tribal monitor/consultant will complete daily monitoring logs that provide descriptions of the day’s activities, including construction</p>	PD	B	Review of Plans	B		2

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<p>activities, locations, soil, and any cultural materials identified. The onsite monitoring shall cease when the project site grading and excavation activities are completed, or when the tribal representatives and monitor/consultant have indicated that the site has a low potential for impacting tribal cultural resources. Proof of the Project applicant's retention of the tribal monitor/consultant shall be provided to the City of Rancho Cucamonga Planning Department prior to the issuance of permits for construction phases that involve ground-disturbing activities.</p> <p>Retain a Native American Monitor/Consultant: The Project Applicant shall be required to retain and compensate for the services of a Tribal monitor/consultant who is both approved by the Gabrieleño Band of Mission Indians-Kizh Nation Tribal Government and is listed under the NAHC's Tribal Contact list for the area of the Project location. This list is provided by the NAHC. The monitor/consultant will only be present on-site during the construction phases that involve ground disturbing activities. Ground disturbing activities are defined by the Gabrieleño Band of Mission Indians-Kizh Nation as activities that may include, but are not limited to, pavement removal, potholing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the Project area. The Tribal Monitor/consultant will complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the Tribal Representatives and monitor/consultant have indicated that the site has a low potential for impacting Tribal Cultural Resources.</p>						
<p>2) Unanticipated Discovery of Tribal Cultural and Archaeological Resources: Upon discovery of any archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All archaeological resources unearthed by Project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant approved by the Gabrieleño Band of Mission Indians-Kizh Nation. If the resources are Native American in origin, the Gabrieleño Band of Mission Indians-Kizh Nation shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request reburial or preservation for educational purposes. Work may continue on other parts of the Project</p>	PD	C	During Construction	A		4

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<p>while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section 15064.5 [f]). If a resource is determined by the qualified archaeologist to constitute a “historical resource” or “unique archaeological resource”, time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources, and Public Resources Code Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to a local school or historical society in the area for educational purposes.</p>						
<p>3) Unanticipated Discovery of Human Remains and Associated Funerary Objects: Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in PRC 5097.98, are also to be treated according to this statute. Health and Safety Code 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and excavation halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC) and PRC 5097.98 shall be followed.</p>	PD	C	During Construction	A		4
<p>4) Resource Assessment &amp; Continuation of Work Protocol: Upon discovery, the tribal and/or archaeological monitor/consultant/consultant will immediately divert work at minimum of 150 feet and place an exclusion zone around the burial. The monitor/consultant(s) will then notify the Tribe, the qualified lead archaeologist, and the construction manager</p>	PD	C	During Construction	A		4



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<p>who will call the coroner. Work will continue to be diverted while the coroner determines whether the remains are Native American. The discovery is to be kept confidential and secure to prevent any further disturbance. If the finds are determined to be Native American, the coroner will notify the NAHC as mandated by state law who will then appoint a Most Likely Descendent (MLD).</p>						
<p>5) Kizh-Gabrieleno Procedures for burials and funerary remains: If the Gabrieleno Band of Mission Indians – Kizh Nation is designated MLD, the following treatment measures shall be implemented. To the Tribe, the term “human remains” encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the burial of funerary objects with the deceased, and the ceremonial burning of human remains. These remains are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects.</p> <p><i>Treatment Measures:</i> Prior to the continuation of ground disturbing activities, the land owner shall arrange a designated site location within the footprint of the Project for the respectful reburial of the human remains and/or ceremonial objects. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting the project and keeping the remains in situ and protected. If the Project cannot be diverted, it may be determined that burials will be removed. The Tribe will work closely with the qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be taken which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Tribe for data recovery</p>	PD	C	During Construction	A		4

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<p>purposes. Cremations will either be removed in bulk or by means as necessary to ensure completely recovery of all material. If the discovery of human remains includes four or more burials, the location is considered a cemetery and a separate treatment plan shall be created. Once complete, a final report of all activities is to be submitted to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive diagnostics on human remains.</p> <p>Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.</p> <p><i>Professional Standards:</i> Archaeological and Native American monitoring and excavation during construction projects will be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel must meet the Secretary of Interior standards for archaeology and have a minimum of 10 years of experience as a principal investigator working with Native American archaeological sites in southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.</p>						
<p>6) The City of Rancho Cucamonga shall follow/implement the following measures during the Project's construction phases that involve ground-disturbing activities:</p> <p>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</p>	PD	C	During Construction	A		4

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<p>shall be hired to assess the find. Work on the other portions of the Project outside of the buffered area may continue during this assessment period. Additionally, the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed within item #4, below, regarding any pre-contact finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.</p> <p>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 SMBMI for review and comment, as detailed within item #4, below. The archaeologist shall monitor the remainder of the Project and implement the Plan accordingly.</p> <p>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.</p> <p>The San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed in item #1, above, 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 SMBMI, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents SMBMI for the remainder of the Project, should SMBMI elect to place a monitor on-site.</p> <p>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 SMBMI. The Lead Agency and/or applicant shall, in good faith, consult with SMBMI throughout the life of the Project.</p>						

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Section 18 – Utility and Service Systems						
1)						
Section 19 – Mandatory Findings of Significance						
1)						

### Key to Checklist Abbreviations

Responsible Person	Monitoring Frequency	Method of Verification	Sanctions
CDD - Community Development Director or designee	A - With Each New Development	A - On-site Inspection	1 - Withhold Recordation of Final Map
PD - Planning Director or designee	B - Prior To Construction	B - Other Agency Permit / Approval	2 - Withhold Grading or Building Permit
CE - City Engineer or designee	C - Throughout Construction	C - Plan Check	3 - Withhold Certificate of Occupancy
BO - Building Official or designee	D - On Completion	D - Separate Submittal (Reports/Studies/ Plans)	4 - Stop Work Order
PO - Police Captain or designee	E - Operating		5 - Retain Deposit or Bonds
FC - Fire Chief or designee			6 - Revoke CUP
			7 - Citation