

## MITIGATION MONITORING CHECKLIST (INITIAL STUDY PART III)

Project File No.: DRC2018-00912

Applicant: Phelan Development

Initial Study Prepared by: Mike Smith

Date: 12/02/19

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) All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25mph per SCAQMD guidelines in order to limit fugitive dust emissions	PD	C	Review of Plans	A/C		2/4
2) The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the Project are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the midmorning, afternoon, and after work is done for the day	PD	C	Review of Plans	A/C		2/4
3) The contractor shall ensure that traffic speeds on unpaved roads and Project site areas are reduced to 15 miles per hour or less.	PD	C	Review of Plans	A/C		2/4
4) All construction equipment shall be maintained in good operating condition so as to reduce operational emissions. The contractor shall ensure that all construction equipment is being properly serviced and maintained as per manufacturers' specifications. Maintenance records shall be available at the construction site for City verification.	PD	C	Review of Plans	A/C		2/4

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
5) Prior to the issuance of any grading permits, the developer shall submit Construction Plans to the City denoting the proposed schedule and projected equipment use. Construction contractors shall provide evidence that low-emission mobile construction equipment will be utilized, or that their use was investigated and found to be infeasible for the project. Contractors shall also conform to any construction measures imposed by the South Coast Air Quality Management District (SCAQMD) as well as City Planning staff.	PD/BO	C	Review of Plans	C		2
6) The construction contractor shall utilize electric or clean alternative fuel powered equipment where feasible.	BO	C	Review of Plans	A/C		4
7) The construction contractor shall ensure that construction-grading plans include a statement that work crews will shut off equipment when not in use	BO	C	Review of Plans	A/C		2/4
8) All asphalt shall meet or exceed performance standards noted in SCAQMD Rule 1108.	BO	B	Review of Plans	A/C		2
9) All paints and coatings shall meet or exceed performance standards noted in SCAQMD Rule 1113. Paints and coatings shall be applied either by hand or high-volume, low pressure spray	PD	C	Review of Plans	A/C		2/4
10) All construction equipment shall comply with SCAQMD Rules 402 and 403. Additionally, contractors shall include the following provisions:	BO	C	Review of Plans	A/C		2/4
<ul style="list-style-type: none"> <li>Reestablish ground cover on the construction site through seeding and watering.</li> </ul>	BO	C	Review of Plans	A/C		2/4
<ul style="list-style-type: none"> <li>Pave or apply gravel to any on-site haul roads.</li> </ul>	BO	C	Review of Plans	A/C		2/4
<ul style="list-style-type: none"> <li>Phase grading to prevent the susceptibility of large areas to erosion over extended periods of time.</li> </ul>	BO	C	Review of Plans	A/C		2/4
<ul style="list-style-type: none"> <li>Schedule activities to minimize the</li> </ul>	BO	C	Review of Plans	A/C		2/4

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
amounts of exposed excavated soil during and after the end of work periods.						
<ul style="list-style-type: none"> <li>Dispose of surplus excavated material in accordance with local ordinances and use sound engineering practices.</li> </ul>	BO	C	Review of Plans	A		4
<ul style="list-style-type: none"> <li>Sweep streets according to a schedule established by the City if silt is carried over to adjacent public thoroughfares or occurs as a result of hauling. Timing may vary depending upon the time of year of construction.</li> </ul>	BO	C	During Construction	A		4
<ul style="list-style-type: none"> <li>Suspend grading operations during high winds (i.e., wind speeds exceeding 25 mph) in accordance with SCAQMD Rule 403 requirements.</li> </ul>	BO	C	During Construction	A		4
<ul style="list-style-type: none"> <li>Maintain a minimum 24-inch freeboard ratio on soils haul trucks or cover payloads using tarps or other suitable means.</li> </ul>	BO	C	During Construction	A		4
11) The site shall be treated with water or other soil-stabilizing agent (approved by SCAQMD and Regional Water Quality Control Board [RWQCB]) daily to reduce Particulate Matter (PM <sub>10</sub> ) emissions, in accordance with SCAQMD Rule 403.	BO	C	During Construction	A		4
12) Chemical soil-stabilizers (approved by SCAQMD and RWQCB) shall be applied to all inactive construction areas that remain inactive for 96 hours or more to reduce PM <sub>10</sub> emissions.	BO	C	During Construction	A		4
<i>Long Term Emissions and Impacts</i>						
13) Provide adequate ingress and egress at all entrances to public facilities to minimize vehicle idling at curbsides.	BO	C	During Construction	A		4
14) Provide preferential parking to high occupancy vehicles and shuttle services.	BO	C	During Construction	A		4
15) Schedule truck deliveries and pickups during off-peak hours.	BO	C	During Construction	A		4

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
16) Improve thermal integrity of the buildings and reduce thermal load with automated time clocks or occupant sensors.	BO	C	During Construction		A	4
17) Landscape with native and/or drought-resistant species to reduce water consumption and to provide passive solar benefits.	BO	C	During Construction		A	4
18) Provide lighter color roofing and road materials and tree planting programs to comply with the AQMP Miscellaneous Sources MSC-01 measure.	BO	C	During Construction		A	4
19) Comply with the AQMP Miscellaneous Sources PRC-03, and Stationary Sources Operations Enhanced Inspection and Maintenance and ADV-MISC to reduce emissions of restaurant operations.	BO	C	During Construction		A	4
20) All industrial and commercial facilities shall post signs requiring that trucks shall not be left idling for prolonged periods (i.e., in excess of 10 minutes).	BO	C	Review of Plans	A		4
21) All industrial and commercial facilities shall designate preferential parking for vanpools.	PD	C	Review of Plans	A/C		2/3
22) All industrial and commercial site tenants with 50 or more employees shall be required to post both bus and Metrolink schedules in conspicuous areas.	PD	C	Review of Plans	D		2/3
23) All industrial and commercial site tenants with 50 or more employees shall be required to configure their operating schedules around the Metrolink schedule to the extent reasonably feasible.	PD	C	Review of Plans	D		2/3
24) All new development in the City of Rancho Cucamonga shall comply with South Coast Air Quality Management District's Rule 445, Wood Burning Devices. Rule 445 was adopted in March 2008 to reduce emissions of PM2.5 and precludes the installation of indoor or outdoor wood burning devices (i.e. fireplaces/hearths) in new development on or	BO	C/D	Review of Plans	C		2/4

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
after March 9, 2009.						
25) During all construction activities (demolition, grading, construction, etc.) vehicles and equipment shall not idle more than 5 minutes. To this end, all construction plans, including demolition plans, shall reference the requirement that a sign shall be posted on-site stating that construction workers must shut off engines at or before 5 minutes of idling. In this manner, construction equipment operators are informed that engines are to be turned off at or prior to 5 minutes of idling. Enforcement of idling limitations is realized through periodic site inspections conducted by City building officials.	BO	C	During Inspection	A		4
<b>Section 4 - Biological Resources</b>						
1) Bird nesting season generally extends from February 1 through September 15 in southern California and specifically, April 15 through August 31 for migratory passerine birds. To avoid impacts to nesting birds (common and special status) during the nesting season, a qualified Avian Biologist shall conduct pre-construction Nesting Bird Surveys (NBS) prior to project-related disturbance to nestable vegetation to identify any active nests. If no active nests are found, no further action will be required. If an active nest is found, the biologist shall set appropriate no-work buffers around the nest which will be based upon the nesting species, its sensitivity to disturbance, nesting stage and expected types, intensity and duration of disturbance. The nests and buffer zones shall be field checked weekly by a qualified biological monitor. The approved no-work buffer zone shall be clearly marked in the field, within which no disturbance activity shall commence until the qualified biologist has determined the young birds have successfully fledged and the nest is inactive.	PD	B	Review of Plans	C/D		2

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
2) Prior to ground-disturbing construction activities near any tree - heritage or otherwise – selected for preservation, a qualified biologist or arborist shall establish a tree protection zone (TPZ) around each tree or group of trees (for tree locations, see 9th Street and Vineyard Avenue Warehouse Project Certified Arborist Report, in Appendix E of the Initial Study). A TPZ is defined as an area that is temporarily fenced around a tree or group of trees where construction activities, including raking, cutting, storage of construction equipment or materials (including landscape equipment) shall occur. All construction personnel shall be instructed on the protocols to minimize impacts to trees and adhere closely to the TPZ requirements.	PD	B/C	Review of Plans	C/D		2
<b>Section 5 – Cultural Resources</b>						
1) Prior to issuance of a grading permit, the applicant or construction contractor shall hire a qualified archaeologist to prepare a monitoring plan for the project site. The monitoring plan shall be submitted to the City of Rancho Cucamonga Development Services Director or his/her designee and shall include:	PD	B	Review of Plans	C/D		2
<ul style="list-style-type: none"> <li>A training program for construction supervisors and crew members to recognize resources if they are encountered during ground disturbing construction activities;</li> </ul>	PD/BO	C	Review of Report	A/D		3/4
<ul style="list-style-type: none"> <li>The construction supervisor shall be required to halt construction activities in the immediate vicinity of the suspected resource and redirect activities to another part of the site to allow the project archaeologist time to identify and evaluate the resource. No grading activity will recommence in that area</li> </ul>	PD/BO	C	Review of Report	A/D		3/4

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
until cleared by the project archaeologist.						
<ul style="list-style-type: none"> <li>All mitigation measures shall be included in the notes on grading plans for the project.</li> </ul>	PD/BO	C	Review of Report	A/D		3/4
<p>2) If a significant archaeological resource is uncovered, ground disturbing activities shall be suspended within 100-feet of the potential resource(s). The project archaeologist shall notify the Development Services Director or his/her designee and the applicant to discuss the significance of the find and the mitigation that will be required. The project archaeologist shall prepare a treatment plan that shall be implemented to protect the resource(s). A final report summarizing the significance of the resource(s) found, and the treatment of the resource(s) shall be submitted to the Development Services Director or his/her designee. If the resource(s) are determined to be Native American in origin, the project archaeologist shall notify the appropriate Native American Tribe(s) from a list provided by the City.</p> <p>Discovery of Human Remains</p> <p>The following California Health and Safety Code §7050.5 requirement for the inadvertent discovery of human remains is included as Mitigation Measure CR-3.</p>	PD/BO	C	Review of Report	A/D		3/4
<p>3) State Requirements for Human Remains. If human remains are unearthed during grading construction, the construction contractor is required by law to comply with California Health and Safety Code, Section 7050.5 "Disturbance of Human Remains." Under Section 7050.5(b) and (c), if human remains are discovered, the County Coroner must be</p>	BO	C	During Construction	A		3/4

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
<p>contacted and 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, the Coroner is required to contact the Native American Heritage Commission (NAHC) by telephone within 24 hours.</p>						
<b>Section 6 – Geology and Soils</b>						
<p>1) The Geotechnical Investigation Report prepared for the project (See Appendix H) provided a list of recommendations for the development of the project site. The Property Owner/Developer shall develop the site in compliance with the recommendations set forth in Section 8 of the Geotechnical Investigation and Percolation Test Results, Warehouse Development North of East 9th Street and West of Vineyard Avenue, Rancho Cucamonga, California, February 2019, and as required under the California Building Code. GEO-2 If any paleontological resources (i.e., plant or animal</p>	BO	C	During Construction	A		4
<p>2) If any paleontological resources (i.e., plant or animal fossils) are encountered before or during grading, the Property Owner/Developer shall retain a qualified Paleontologist to monitor construction activities, and to take appropriate measures to protect or preserve them for study. The paleontologist shall submit a report of findings that will also provide specific recommendations regarding further mitigation measures (i.e., paleontological monitoring) that may be appropriate. Where mitigation monitoring is appropriate, the monitoring program must include, but not be limited to, the following measures:</p> <ul style="list-style-type: none"> <li>•A copy of the monitoring program shall be submitted the City of Rancho Cucamonga Development</li> </ul>	BO	C	During Construction	A		4

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
<p>Services Director or his/her designee include a schedule for the periodic monitoring during grading and excavation operations.</p> <ul style="list-style-type: none"> <li>•The monitor shall have the ability to salvage fossils if they are unearthed to avoid construction delays and to remove samples of the soils that may contain the remains of small fossil invertebrates and vertebrates.</li> <li>•The monitor shall be empowered to temporarily halt or divert equipment to allow the removal of larger fossils in a timely manner.</li> <li>• The extent of the monitoring may be reduced if, in the opinion of the paleontologist, potentially fossiliferous units are not found in the subsurface, or if present that they are determined to be a low potential to contain or yield fossil resources.</li> </ul>						
<b>Section 7 – Greenhouse Gas Emissions</b>						
<i>Short Term (Construction) GHG Emissions</i>						
1) The project must comply with all rules that assist in reducing short-term air pollutant emission in compliance with SCAQMD Rule 403 regarding fugitive dust including treating the site with water or other soil-stabilizing agent twice daily or replanting disturbed areas as quickly as possible.	BO	C	During Construction	A		4
2) The construction contractor shall select construction equipment based on low-emission factors and high energy efficiency and submit a statement on the grading plan that ensures all construction equipment will be tuned and maintained in accordance with the manufactures' specification.	BO	C	During Construction	A		4

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
3) Trucks shall not idle continuously for more than 5 minutes.	BO	C	During Construction	A		4
4) Alternative fuel powered equipment shall be utilized in lieu of gasoline- or diesel-powered engines where feasible.	BO	C	During Construction	A		4
5) Construction should be timed so as not to interfere with peak-hour traffic.	BO	C	During Construction	A		4
6) Ridesharing and transit incentives shall be supported and encouraged for construction crew.	BO	C	During Construction	A		4
<i>Long Term (Operational) GHG Emissions</i>						
7) Construction and Building materials shall be produced and/or manufactured locally. Use "Green Building Materials" such as materials that are resource efficient, recycled, and manufactured in an environmentally friendly way including low-volatile-organic-compound (VOC) materials.	BO	A	During Construction	C		2
8) Design all buildings to exceed California Building Code Title 24 energy standard including but not limited to any combination of: <ul style="list-style-type: none"> <li>• Increased insulation.</li> <li>• Limit air leakage through the structure.</li> <li>• Incorporate Energy Star or better rated windows, space heating and cooling equipment, light fixtures, and appliances.</li> <li>• Landscape and develop site utilizing shade, prevailing winds and landscaping.</li> <li>• Install efficient lighting and lighting control systems .</li> <li>• Install light colored "cool" roofs and cool pavements.</li> <li>• Install solar or light emitting diodes (LED's) for outdoor lighting.</li> </ul>	BO	C	During Construction	A		4

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
9) Prepare a comprehensive water conservation strategy appropriate for the project and include the following: <ul style="list-style-type: none"> <li>• Install water efficient landscapes and irrigation systems and devices in compliance with the City of Rancho Cucamonga Water Efficient Landscape Ordinance.</li> <li>• Use reclaimed water for landscaping within the project if available or as required by the Cucamonga Valley Water District (CVWD).</li> <li>• Design building to be water efficient by installing water efficient fixtures and appliances including low flow faucets, dual flush toilets and waterless urinals/water heaters.</li> <li>• Design irrigation to control runoff and to remove water to non-vegetated surfaces.</li> </ul>	BO	A	During Construction	C		2
10) Reuse and recycle construction and demolition waste. Provide interior and exterior storage areas for recyclables and green waste in public areas. Educate employees about reducing waste and about recycling.	CE	A	Review of Plans	C		2
Section 8 – Hazards and Waste Materials						
1) Prior to grading and/or demolition activities at the site, the applicant shall hire qualified/specialized grading and demolition contractors that will be responsible for completing the recommendations made in the project's Phase I Environmental Site Assessment: <ul style="list-style-type: none"> <li>• Although no septic systems were observed on site, should any be encountered during demolition and/or grading, septic tanks shall be properly removed when the buildings are</li> </ul>	BO	B/D	Review of Plans	A/C		2/4

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
<p>razed, along with any visually impacted soils.</p> <ul style="list-style-type: none"> <li>• Stained soil observed during the Phase I ESA, or that may be encountered during grading shall be properly excavated and disposed of.</li> <li>• Numerous containers of hazardous substances/petroleum products that were observed on site, and any other containers encountered during demolition or grading shall be removed and disposed.</li> <li>• The approximately 10 cubic yards of soil dumped at 8738 e 9th Street shall be excavated and removed from the site during clearing/grading.</li> <li>• Conduct an asbestos survey prior to demolition activities that may disturb ACMs. Should ACMs be discovered specific work practices must be implemented when handling construction materials and debris that contain asbestos and/or lead-containing materials per OSHA requirements.</li> <li>• Prior to demolition of buildings the property owner shall consult with a certified Lead Risk Assessor to determine options for control of possible lead-based paint hazards. Should it be determined that LBPs are present in the buildings, the qualified contractor hired to demolish the buildings that may contain LBPs shall comply with all requirements of the OSHA lead standard contained in 29 CFR 1910.1025 and 1926.62.</li> </ul>						
2) Prior to issuance of an Occupancy Permit for any building where the tenant may use, store and dispose of hazardous materials, the tenant shall prepare and submit a Hazardous	BO/FC	D	Request for Occupancy	D		3/5

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
<p>Materials Business Plan (HMBP) and, if a Spill Prevention, Control and Countermeasure (SPCC) Plan (generally associated with manufacturing) to the San Bernardino County Fire Department, Hazardous Materials Division for review and approval. The plan must also be submitted to the Rancho Cucamonga Fire Department. The plan(s) shall describe equipment, workforce, procedures, and training to prevent, control, and provide adequate countermeasures to prevent release of hazardous substances.</p>						
<p>3) Future development and redevelopment shall comply with the California Accidental Release Prevention Program (CalARP), which prevents the accidental release of regulated toxic and flammable substances. It does so by requiring stationary sources using hazardous materials that exceed a threshold quantity to develop and submit a Risk Management Plan that addresses the potential impacts of accidental hazardous materials releases and that includes measures to reduce hazards through prevention, response, and remediation measures.</p>	BO/FC	B	Review of Plans	D		2

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
<p>4) Future development and redevelopment shall comply with SCAQMD Rule 1403, which provides guidelines for the proper removal and disposal of asbestos-containing materials. In accordance with Rule 1403, structures that may contain asbestos are required to be subject to an asbestos survey by a Certified Asbestos Consultant (certified by the Occupational Safety and Health Administration [OSHA]) to identify building materials that contain asbestos. Asbestos removal should include prior notification to SCAQMD, and compliance with removal procedures and time schedules; asbestos handling and clean-up procedures; and storage, disposal, and land filling requirements under this rule.</p>	BO/FC	B	Review of Plans	D		2
<p>5) Future development and redevelopment shall comply with the California Code of Regulations (Title 8, Section 1532.1), which requires removal of lead-based paint or other materials containing lead to be performed and monitored by contractors with appropriate certifications from the California Department of Health Services. All demolition that could result in the release of lead must be conducted to protect the general population and construction workers from respiratory and other hazards associated with exposure to these materials.</p>	BO/FC	B	Review of Plans	D		2

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
6) Future development and redevelopment shall comply with the California Health and Safety Code (Sections 39650 et seq.) and the California Code of Regulations (Title 8, Section 1529), which prohibit emissions of asbestos from asbestos-related demolition or construction activities; require medical examinations and monitoring of employees engaged in activities that could disturb asbestos; specify precautions and safe work practices that must be followed to minimize the potential for release of asbestos fibers; and require notice to Federal and local government agencies prior to beginning renovation or demolition that could disturb asbestos. The standards were developed to protect the general population and construction workers from respiratory and other hazards associated with exposure to these materials.	BO/FC	B	Review of Plans	D		2
7) Future development and redevelopment shall comply with Part 77 of the Federal Aviation Regulations (FAR), which requires notification the Federal Aviation Administration (FAA) to be notified of any project that may encroach upon established navigable airspace. FAA notification, review, and approval are required for any construction or alteration of a temporary or permanent structure, equipment, highway, railroad, roadway, or natural growth that extends into an imaginary surface extending outward and upward at a slope of 100 to 1 for a horizontal distance of 20,000 feet from the nearest point of the nearest runway that is 3,200 feet or longer. Note: the measure has been modified from the condition to focus specifically on that requirement that applies to the project site.	PD	A	Review of Applications for Projects	D		Application Will Not Be Approved
8) All future roadway improvements shall comply with the City's Roadway Functional Design	CE	A	Review of Street Improvement Plans	D		Design Will Not Be Approved

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
<p>Guidelines, which include the number of lanes, median improvements, access restrictions, intersection spacing, curbside parking, g, required rights-of-way, and easement access based on the roadway designation. Closely related to roadway design would be the provision of adequate line of sight, in accordance with the City's Intersection Line of Sight design guidelines and General Design Guidelines that address points of access, reduction of conflicts between vehicular and pedestrian traffic, minimal impacts on adjacent properties, adequate maneuvering areas, separation of vehicular and pedestrian traffic and interconnected public and private sidewalks. Roadway improvement plans shall show compliance with these standards, as reviewed by the City's Building and Safety Department during the plan check process.</p>						
<p>9) Future development shall prepare a Fire Protection Plan that includes measures consistent with the unique problems resulting from the location, topography, geology, flammable vegetation, and climate of the proposed development site. The Plan must also address water supply, access, building ignition fire resistance, fire protection systems and equipment, defensible space, and vegetation management. Maintenance requirements for incinerators, outdoor fireplaces, permanent barbecues and grills, and firebreak fuel modification areas are imposed on new developments.</p>	FC	A				
<p>10) The State Board of Forestry and the California Department of Forestry and Fire Protection (CDF) shall continue to implement the California Fire Plan for all Future development, redevelopment, and existing development within the City of Rancho</p>	FC	E	While Operating or Active	D		

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
Cucamonga or the City's Sphere of Influence, to reduce wildland fire hazards at the San Bernardino National Forest and foothills in Rancho Cucamonga.						
Section 9 – Hydrology and Water Quality						
<i>Construction Activities</i>						
1) Prior to issuance of grading permits, the permit applicant shall submit to the Building Official for approval, a SWPPP specifically identifying BMPs that shall be used on-site to reduce pollutants during construction activities entering the storm drain system to the maximum extent practical.	BO	B/C/D	Review of Plans	A/C		2/4
2) Prior to issuance of grading or paving permits, the applicant shall obtain a Notice of Intent (NOI) to comply with obtaining coverage under the National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit from the State Water Resources Control Board. Evidence that this has been obtained (i.e., a copy of the Waste Discharger's Identification Number) shall be submitted to the City Building Official for coverage under the NPDES General Construction Permit.	BO	B/C/D/	Review of Plans	A/C		2/4
3) An Erosion Control Plan shall be prepared, and included with the project's Grading Plan, and implemented for the proposed project that identifies specific measures to control on-site and off-site erosion from the time ground disturbing activities are initiated through completion of grading. The Erosion Control Plan shall include the following measures at a minimum: a) Specify the timing of grading and construction to minimize soil exposure to rainy periods experienced in Southern California; and b) An inspection and maintenance program	BO	B/C/D	Review of Plans	A/C		2/4

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
shall be included to ensure that any erosion which does occur either on-site or off-site as a result of this project will be corrected through an remediation or restoration program within a specified time frame.						
4) Prior to issuance of building permits, the applicant shall submit to the City Building Official for approval of a Water Quality Management Plan (WQMP), including a project description and identifying Best Management Practices (BMPs) that will be used on-site to reduce pollutants into the storm drain system to the maximum extent practicable. The WQMP shall identify the structural, non-structural and Low Impact Development BMPs consistent with the City of Rancho Cucamonga requirements.	BO	B/C/D	Review of Plans	A/C		2/4
5) Landscaping plans shall include provisions for controlling and minimizing the use of fertilizers/pesticides/herbicides. Landscaped areas shall be monitored and maintained for at least two years to ensure adequate coverage and stable growth. Plans for these areas, including monitoring provisions for a minimum of two years, shall be submitted to the City for review and approval prior to the issuance of grading permits.	BO	B/C/D	Review of Plans	A/C		2/4
<b>Section 10 – Land Use and Planning</b>						
1)						
<b>Section 11 – Mineral Resources</b>						
1)						
<b>Section 12 – Noise</b>						
<i>Construction</i>						
1) If receiver locations R1, R4, and R5 represent owned and/or occupied noise-	PD/BO	B	Review of Plans	C/A		4

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
<p>sensitive uses at the time of project construction, the following mitigation measures are required to reduce the construction noise and vibration level impacts:</p> <ul style="list-style-type: none"> <li>• Large loaded trucks and dozers (greater than 80,000 pounds) shall not be used within 100 feet of owned and occupied noise-sensitive residential homes, as shown on Figure 12, represented by receiver locations R1, R4, and R5, during Project construction activities. Instead, small rubber-tired or alternative equipment shall be used within this area during Project construction to reduce vibration effects.</li> <li>• Construct the minimum 8-foot high noise barrier as previously described to reduce project operational noise levels at the northern project site boundary, shown on Figure 12, prior to the start of Project construction activities.</li> <li>• If it is not feasible to construct the minimum 8-foot high noise barrier at the northern Project site boundary prior to project construction, an equivalent, minimum 8-foot high temporary construction noise barrier is required at the project's northern site boundary adjacent to the receiver location R1, for the duration of project construction activities. The noise control barriers must present a solid face from top to bottom. The noise control barrier must meet the minimum height and be constructed as follows:</li> <li>• The barrier shall provide a minimum transmission loss of 20 dBA. The noise barrier may be constructed using an acoustical blanket (e.g. vinyl acoustic</li> </ul>						

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
<p>curtains or quilted blankets) attached to the construction site perimeter fence or equemporary fence posts;</p> <ul style="list-style-type: none"> <li>The noise barriers must be maintained and any damage promptly repaired. Gaps, holes, or weaknesses in the barrier or openings between the barrier and the ground shall be promptly repaired.</li> <li>The noise control barriers and associated elements shall be completely removed and the site appropriately restored upon the conclusion of the construction activity.</li> </ul>						
<i>Other measures</i>						
<p>2) Construction or grading (including haul truck deliveries) shall not take place between the hours of 8:00 p.m. and 6:30 a.m. on weekdays, including Saturday, or at any time on Sunday or a national holiday. If heavy trucks used for hauling would exceed 100 daily trips (counting both to and from the construction site), then the developer shall prepare a noise mitigation plan denoting any construction traffic haul routes and include appropriate noise mitigation measures. To the extent feasible, the plan shall denote haul routes that do not pass sensitive land uses or residential dwellings.</p>	BO	C	During Construction	A		4
<p>3) Compliance with Development Code Section 17.6.05(D)(4) regarding construction noise as follows:</p> <ul style="list-style-type: none"> <li>Noise sources associated with, or vibration created by, construction, repair, remodeling, or grading of any</li> </ul>	PD	C	During Construction	A		4

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
<p>real property or during authorized seismic surveys, provided said activities:</p> <ul style="list-style-type: none"> <li>When adjacent to a residential land use, school, church or similar type of use, the noise generating activity does not take place between the hours of 8:00 p.m. and 7:00 a.m. on weekdays, including Saturday, or at any time on Sunday or a national holiday, and provided noise levels created do not exceed the noise standard of 65 dBA when measured at the adjacent property line.</li> <li>When adjacent to a commercial or industrial use, the noise generating activity does not take place between the hours of 10:00 p.m. and 6:00 a.m. on weekdays, including Saturday and Sunday, and provided noise levels created do no exceed the noise standards of 70 dBA when measured at the adjacent property line.</li> </ul>						
<i>Operation</i>						
<p>If receiver location R1 represents owned and/or occupied noise-sensitive uses at the time of Project operation, the following noise barrier is required to reduce the operational noise level impacts (see Figure 16):</p> <ul style="list-style-type: none"> <li>A minimum 8 foot high noise barrier at the northern Project site boundary is required as shown on Exhibit ES-A. The barrier shall provide a weight of at least 4 pounds per square foot of face area with no decorative cutouts or line-of-sight openings between shielded areas and the roadways, or a minimum transmission loss of 20 dBA. (2) The barriers shall consist of a solid face</li> </ul>	PD	B	During Review of Plans	C		2

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
<p>from top to bottom. Unnecessary openings or decorative cutouts shall not be made. All gaps (except for weep holes) should be filled with grout or caulking. The noise barrier shall be constructed using the following materials:</p> <p>Masonry block;</p> <p>Earthen berm;</p> <p>Or any combination of construction materials capable of the minimum weight of 4 pounds per square foot or a minimum transmission loss of 20 dBA.</p>						
<b>Section 13 – Population and Housing</b>						
1)						
<b>Section 14 – Public Services</b>						
1)						
<b>Section 15 - Recreation</b>						
1)						
<b>Section 16 – Transportation/Traffic</b>						
1) Prior to occupancy of the first building, the westbound receiving lane shall be widened to include the existing left turn lane.	CE	D	Prior to Occupancy	A/C		3/5
2) Prior to occupancy of the first building, the eastbound approach of the intersection shall be restriped to provide one eastbound through-left turn lane and a dedicated right turn lane.	CE	D	Prior to Occupancy	A/C		3/5
3) Prior to occupancy of the first building, the applicant shall install signage that restricts trucks from turning right. A combination of R3-1 and R20D-2 (CA) with restrictions on 4 or more axles is recommended.	CE	D	Prior to Occupancy	A/C		3/5

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
Section 17 – Tribal Cultural Resources						
<p>1) Retain a Native American Monitor/Consultant: The project applicant shall 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 Nations 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 will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end 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>	PD	B	During Review of Plans	C/D		2
<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</p>	PD/BO	C	During Construction	A		4

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
<p>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 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</p>						

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
the area for educational purposes.						
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.	PD/BO	C	During Construction	A		4
4) Resource Assessment & Continuation of Work Protocol: Upon discovery, the tribal and/or archaeological monitor/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 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).	PD/BO	C	During Construction	A		4
5) Kizh-Gabrieleno Procedures for burials and funerary remains: If the Gabrieleno Band of	PD/BO	C	During Construction	A		4

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
<p>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>6) Treatment Measures: 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</p>	PD/BO	C	During Construction	A		4

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 minimum detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Tribe for data recovery 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 specific study or the utilization of any invasive diagnostics on human remains. authorize any scientific study or the utilization of any invasive diagnostics on human remains. Each occurrence of human remains and associated funerary objects shall 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>7) Professional Standards: Archaeological and Native American monitoring and excavation during construction projects shall 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</p>	PD	C	During Construction	A		4

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.						
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