

## **MITIGATION MONITORING AND REPORTING PROGRAM SLOVER-JUNIPER INDUSTRIAL BUILDING PROJECT**

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This Mitigation Monitoring and Reporting Program has been prepared for use in implementing mitigation for the:

### **Slover-Juniper Industrial Building Project MCN 20-035, GPA 20-011, ZCA 20-009, DRP 20-011**

The program has been prepared in compliance with State law and the Initial Study/Mitigated Negative Declaration (IS/MND) prepared for the project by the City of Fontana (City).

The California Environmental Quality Act (CEQA) requires adoption of a reporting or monitoring program for those measures placed on a project to mitigate or avoid significant effects on the environment (Public Resource Code Section 21081.6). The law states the reporting or monitoring program shall be designed to ensure compliance during Project implementation.

The monitoring program contains the following elements:

- 1) The mitigation measures are recorded with the action and procedure necessary to ensure compliance. In some instances, one action may be used to verify implementation of several mitigation measures.
- 2) A procedure for compliance and verification has been outlined for each action necessary. This procedure designates who will take action, what action will be taken and when, and to whom and when compliance will be reported.
- 3) The program has been designed to be flexible. As monitoring progresses, changes to compliance procedures may be necessary based upon recommendations by those responsible for the program. As changes are made, new monitoring compliance procedures and records will be developed and incorporated into the program.

This Mitigation Monitoring and Reporting Program includes mitigation identified in the IS/MND.

### **MITIGATION MONITORING AND RESPONSIBILITIES**

As the Lead Agency, the City is responsible for ensuring full compliance with the mitigation measures adopted for the proposed Project. The City will monitor and report on all mitigation activities. Mitigation measures will be implemented at different stages of development throughout the Project site. In this regard, the responsibilities for implementation have been assigned to the Applicant, Contractor, or a combination thereof. If during the course of Project implementation, any of the mitigation measures identified herein cannot be successfully implemented, the City shall be immediately informed, and the City will then inform any affected responsible agencies. The City, in conjunction with any affected responsible agencies, will then determine if modification to the project is required and/or whether alternative mitigation is appropriate.

### **STANDARD CONDITIONS**

Standard Conditions are presented in instances where the proposed Project would not create a significant impact but would be required to adhere to regulatory requirements in order to ensure impacts do not become significant. Standard Conditions outline compliance with various federal, State, and/or local acts, laws, rules, regulations, municipal codes, etc.

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**MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST**

**Project Name:** Slover-Juniper Industrial Building Project

**Applicant:** Lebbea, LLC

**Date:** September 14, 2020

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
<b>BIOLOGICAL RESOURCES</b>					
<p><b>MITIGATION MEASURE BIO-1:</b> If demolition or ground disturbance is proposed during nesting bird season (February 15 to August 31), a pre-construction nesting survey shall be conducted by a qualified biologist (Project Biologist) within 72 hours prior to start of work pursuant to Sections 3503–3801 of the California Fish and Game Code. If the survey indicates nesting birds are present, an appropriate buffer to be established by the Project Biologist shall be marked off around the nest(s), and no demolition or construction activity shall occur in that area during nesting activities. Demolition and/or construction may resume within the established buffer when the Project Biologist determines the nest is no longer occupied and all juveniles have left the nest. This measure shall be implemented to the satisfaction of the City of Fontana Community Development Director or designee.</p>	Community Development Director or designee	Prior to the issuance of demolition and grading permits, and during demolition and grading activities	<p>Evidence to the City:</p> <p>1) the required pre-construction surveys have been completed</p> <p>2) the establishment and maintenance (as applicable) of appropriate buffer(s)</p>		Withhold demolition and/or grading permit, and/or issuance of a stop work order
<p><b>MITIGATION MEASURE BIO-2:</b> Prior to removal of the 25 tree stumps exhibiting sucker re-growth from the Project site (refer to Figure 2 and Table E of Appendix C) the Project Applicant shall coordinate with City staff to identify suitable replacement trees in accordance with Section 28-67(f) of Article III: Preservation of Heritage, Significant, and Specimen Trees of the City Municipal Code. Each tree stump exhibiting sucker re-growth shall be replaced with one 15-gallon tree of a species to be determined by the staff. This measure shall be implemented to the satisfaction of the City of Fontana</p>	Community Development Director or designee	Prior to removal of specified tree stumps	Applicant shall coordinate with City staff to identify suitable replacement trees		Withhold grading permit and/or issuance of a stop work order

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Community Development Director or designee.					
<b>GEOLOGY AND SOILS</b>					
<p><b>MITIGATION MEASURE GEO-1:</b> Prior to issuance of grading and/or building permits, the Project Applicant shall provide evidence to the City of Fontana (City) for review and approval that proposed structures, features, and facilities have been designed and would be constructed in conformance with applicable provisions of the 2019 edition of the California Building Code (CBC) or the most current edition of the CBC in effect at the time the Applicant's development application is deemed complete by the City.</p> <p>Additionally, the Project Applicant shall prepare a site-specific geotechnical investigation of the Project and provide evidence to the City that the recommendations cited in the geotechnical investigation are incorporated into Project plans and/or implemented as deemed appropriate by the City. Geotechnical recommendations may include, but are not limited to, removal of existing vegetation, structural foundations, floor slabs, utilities, septic systems, and any other surface and subsurface improvements that would not remain in place for use with the new development. Remedial earthwork, overexcavation, and ground improvement shall occur to depths specified in the geotechnical investigation to provide a sufficient layer of engineered fill or densified soil beneath the structural footings/foundations, as well as proper surface drainage devices and erosion control. Retaining wall parameters shall be in accordance with the geotechnical investigation to protect against lateral spreading and landslides. Construction of concrete structures in contact with subgrade soils determined to be corrosive shall include measures to protect concrete, steel, and other metals. Verification testing must be performed upon completion of ground improvements to confirm that the compressible soils have been sufficiently densified. The structural engineer must determine the ultimate thickness and reinforcement of</p>	Building and Safety Director or designee	Prior to issuance of grading and/or building permits	Evidence to the City that a site-specific geotechnical investigation is prepared for the Project and that construction plans comply with the California Building Code and recommendations cited in the Project Geotechnical Investigation		Withhold grading and/or building permits and/or issuance of a stop work order

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<p>the building floor slabs based on the imposed slab loading.</p> <p>As necessary, the City may require additional studies and/or engineering protocols to meet its requirements. This measure shall be implemented to the satisfaction of the City Director of Building and Safety or designee.</p>					
<p><b>MITIGATION MEASURE GEO-2:</b> Prior to issuance of grading permits, the City of Fontana (City) shall verify that the following note is included on all grading plans:</p> <p>“If paleontological resources are encountered during the course of ground disturbance, work within 60 feet of the find shall be halted, and an exclusionary buffer shall be established. A qualified paleontologist (defined as an individual with an M.S. or Ph.D. in paleontology or geology who is experienced with paleontological procedures and techniques, who is knowledgeable in the geology of California, and who has worked as a paleontological mitigation project supervisor for a least one year) shall be contacted to assess the find for scientific significance. Construction personnel shall not collect or move any suspected paleontological materials or further disturb any soils within the exclusionary buffer without the consent of the paleontologist and the City Community Development Director, but construction activity may continue unimpeded on other portions of the Project site. If the paleontologist determines the find is not a paleontological resource, no further evaluation shall be required within the exclusionary buffer, and construction activity shall be allowed to resume therein. However, if the paleontologist determines the find is a paleontological resource, construction activity shall not resume within the exclusionary buffer, and <b>Mitigation Measure GEO-3</b> shall apply.”</p> <p>This measure shall be implemented to the satisfaction</p>	<p>Community Development Director or designee</p>	<p>Prior to issuance of grading permits</p>	<p>Evidence to the City that grading plans include instructions in the event a paleontological resource is detected</p>		<p>Withhold grading permit and/or issuance of a stop work order</p>

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of the City Community Development Director or designee.					
<p><b>MITIGATION MEASURE GEO-3:</b> If the qualified paleontologist determines paleontological resources are encountered on the Project site, the paleontologist shall prepare a Paleontological Resource Impact Mitigation Plan (PRIMP) to be implemented during the balance of ground-disturbing activities. Implementation of the PRIMP shall include (but not be limited to) the following:</p> <ul style="list-style-type: none"> <li>• Review of Project-specific geotechnical report data, with particular regard to location and depth of earthmoving and the rock unit(s) encountered;</li> <li>• Development of a formal agreement between the Project Applicant and the San Bernardino County Museum, Natural History Museum of Los Angeles County, Western Science Center, San Diego Natural History Museum, Riverside Municipal Museum, or other accredited museum repository for the final disposition, permanent storage, and maintenance of any fossil collections and associated data;</li> <li>• The construction schedule, term/schedule of on-site paleontological monitor(s) and the extent of areas and activities to be monitored;</li> <li>• Authority of paleontological monitor(s) to temporarily redirect construction activity in the vicinity of any paleontological discovery;</li> <li>• Procedures for the evaluation and option to recover large fossil specimens and for the evaluation, recovery, and processing of small fossil specimens;</li> <li>• Fossil specimen preparation, identification to the lowest taxonomic level possible, curation, and cataloging; and</li> </ul>	Community Development Director or designee	During construction	<p>Evidence to the City:</p> <ol style="list-style-type: none"> <li>1) preparation of a Paleontological Resource Impact Mitigation Plan</li> <li>2) appropriate buffer areas have been established</li> <li>3) formal agreement between the Project applicant and appropriate repository for fossils</li> <li>4) submittal of required evaluation and report by a qualified paleontologist to the City.</li> </ol>		Issuance of a stop work order

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<ul style="list-style-type: none"> <li>• A report of findings.</li> </ul> <p>The paleontologist shall monitor remaining ground-disturbing activities in native soils at the Project site and shall be equipped to record and salvage fossil resources that may be unearthed during construction. The paleontologist shall temporarily halt or divert construction equipment to allow recording and removal of the unearthed resources. Significant fossils shall be offered for curation at an accredited museum repository in accordance with the PRIMP. A report of findings, including, when appropriate, an itemized inventory of recovered specimens and a discussion of their significance, shall be prepared upon completion of the steps outlined above. The report and inventory, when submitted to and approved by the City of Fontana (City), would signify completion of the program. This measure shall be implemented to the satisfaction of the City Community Development Director or designee.</p>					
<b>HAZARDS AND HAZARDOUS MATERIALS</b>					
<p><b>MITIGATION MEASURE HAZ-1:</b> Prior to the demolition of any structure identified to contain asbestos-containing materials (ACM), the Project Applicant shall retain a Certified Asbestos Consultant to abate ACM from the demolition site pursuant to South Coast Air Quality Management District (SCAQMD) Rule 1403. An Asbestos Notification shall be prepared and submitted to the SCAQMD for approval if abatement of at least 100 square feet or 160 linear feet of ACM above one percent asbestos is required. The Certified Asbestos Consultant shall provide a construction and demolition plan with disposal tickets from a San Bernardino County Department of Public Works-Solid Waste Management Division-approved disposal facility and SCAQMD air clearances prior to any asbestos removal activity, and an asbestos report shall be provided to the City prior to the issuance of a demolition permit. This measure shall be implemented to the satisfaction of the City of Fontana Community Development Director or designee, and/or Building and Safety Division, or designee.</p>	<p>Community Development Director and/or Building and Safety Division, or designee</p>	<p>Prior to demolition</p>	<p>Evidence of a Certified Asbestos Consultant retained to prepare an asbestos report/disposal plan and SCAQMD-approved disposal ticket to the City</p>		<p>Withhold demolition permit</p>

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<p><b>MITIGATION MEASURE HAZ-2:</b> A lead-based materials (LBM) survey shall be completed for demolition of all structures constructed prior to 1978. A qualified California Department of Public Health Lead Inspector Assessor shall conduct the LBM survey. If the LBM survey reveals no detectable lead levels pursuant to Code of Federal Regulations Chapter 29, Section 1926.62 and Title 8, California Code of Regulations Section 1532.1, no further LBM survey or remedial work is required. However, if a detectable level of lead is identified within structures proposed for demolition, <b>Mitigation Measure HAZ-3</b> shall apply. This measure shall be implemented to the satisfaction of the City of Fontana Community Development Director or designee, and/or Building and Safety Division, or designee.</p>	<p>Community Development Director and/or Building and Safety Division, or designee</p>	<p>Prior to demolition</p>	<p>Evidence of a lead-based materials survey with recommendations</p>		<p>Withhold demolition permit</p>
<p><b>MITIGATION MEASURE HAZ-3:</b> Prior to the demolition of any structure identified to contain lead-based materials (LBM), the Project Applicant shall retain a California Department of Public Health Lead Inspector Assessor to abate LBM from the demolition site. The Lead Inspector Assessor shall provide a construction and demolition plan with disposal tickets from a San Bernardino County Department of Public Works-Solid Waste Management Division-approved disposal facility and South Coast Air Quality Management District air clearances prior to any lead removal activity, and a lead report shall be provided to the City prior to the issuance of a demolition permit. This measure shall be implemented to the satisfaction of the City of Fontana Community Development Director or designee, and/or Building and Safety Division, or designee.</p>	<p>Community Development Director and/or Building and Safety Division, or designee</p>	<p>Prior to demolition</p>	<p>Evidence of a Lead Inspector Assessor retained to prepare a lead-based materials report/disposal plan and SCAQMD-approved disposal ticket to the City</p>		<p>Withhold demolition permit</p>
<p><b>MITIGATION MEASURE HAZ-4:</b> Prior to issuance of demolition and grading permits, a consultant qualified under American Society for Testing and Materials (ASTM) International Standard E1527-13 for the purposes of identifying hazardous materials shall be retained to conduct a soil investigation on APN 0251-203-09 to assess the potential presence of agricultural pesticide chemicals on site. The soil investigation shall</p>	<p>Community Development Director and/or Building and Safety Division, or designee</p>	<p>Prior to issuance of demolition and/or grading permits and during construction</p>	<p>Evidence of a soil investigation and potential voluntary clean-up plan between City and California Department of Toxic Substances Control</p>		<p>Withhold demolition and/or grading permits or issuance of stop work order</p>

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<p>meet or exceed the standards of the California Department of Food and Agriculture and comply with the Maximum Residue Limits established in 40 Code of Federal Regulations 180 for any pesticide chemicals identified on the site. Construction may not proceed until the extent and nature of the suspect material is determined by qualified personnel and in consultation with appropriate City staff.</p> <p>The removal and/or disposal of any contaminants shall be in accordance with all applicable local, State, and federal standards to the degree that adequate public health and safety standards are maintained, to the satisfaction of the City. If appropriate, the City may enter into a Voluntary Cleanup Plan (VCP) with the California Department of Toxic Substances Control (DTSC) to coordinate remediation of the site. If a VCP is established, the City shall enter into a memorandum of agreement with the DTSC to support and strengthen efforts to achieve protective cleanups under State oversight. The City shall ensure advance payment is made and the City and/or Project Applicant is committed to paying all subsequent VCP costs, including those associated with DTSC's oversight. The VCP shall be managed by a Hazardous Substances Scientist or Hazardous Substances Engineer and shall include details about site conditions, proposed land use, and potential community concerns. In the VCP, the DTSC retains its authority to take enforcement action if, during the investigation or cleanup, it determines the site presents a serious health threat, and proper and timely action is not otherwise being taken. When remediation is complete, the DTSC shall issue either a site certification of completion or a "No Further Action" letter, depending on the Project circumstances. This means "The Site" is now property that is ready for productive economic use.</p> <p>Further evaluation of soils throughout the site shall be made by a California Division of Occupational Safety and Health (Cal/OSHA) licensed Hazardous Materials</p>					
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<p>Substances Removal contractor during demolition and clearing activities. This measure shall be implemented to the satisfaction of the City of Fontana Community Development Director or designee, and/or Building and Safety Division, or designee.</p>					
<p><b>MITIGATION MEASURE HAZ-5:</b> In the event subsurface irrigation pipes or other features suspected to contain more than one-tenth of one percent asbestos by weight are encountered during ground-disturbing activities, excavation within 60 feet of the material shall be halted, and the Project Applicant shall retain a qualified California Division of Occupational Safety and Health (Cal/OSHA) Certified Site Surveillance Technician to evaluate whether the feature or material warrants further assessment or remediation pursuant to Title 8, CCR Section 1529. In the event the City, through consultation with the Cal/OSHA Certified Site Surveillance Technician, determines the material is not hazardous, no further remedial action is required, and the material shall be disposed of in accordance with the Code Enforcement Division of the Fontana Police Department.</p> <p>In the event the material is deemed to contain asbestos, the Project Applicant shall retain a Certified Asbestos Consultant provide a construction and demolition plan with disposal tickets from a San Bernardino County Department of Public Works-Solid Waste Management Division-approved disposal facility. If abatement of at least 100 square feet or 160 linear feet of materials containing above one percent asbestos is required, the Certified Asbestos Consultant shall prepare and submit Asbestos Notification to the South Coast Air Quality Management District (SCAQMD) for air clearances. The Certified Asbestos Consultant shall prepare an asbestos disposal report for City review prior to final disposal. This measure shall be implemented to the satisfaction of the City of Fontana Community Development Director or designee, and/or Building and Safety Division, or designee.</p>	<p>Community Development Director and/or Building and Safety Division, or designee</p>	<p>During construction</p>	<p>Evidence a California Division of Occupational Safety and Health (Cal/OSHA) Certified Site Surveillance Technician and Certified Asbestos Consultant are retained, as necessary, to prepare an asbestos report/disposal plan and SCAQMD-approved disposal ticket to the City</p>		<p>Issuance of stop work order</p>

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<p><b>MITIGATION MEASURE HAZ-6:</b> Prior to issuance of demolition permits, any equipment/materials and/or chemicals stored on the Project site shall be consolidated in similar hazard classes and transported off site for proper disposal by a California Division of Occupational Safety and Health Administration (Cal/OSHA) licensed Hazardous Materials Substances Removal contractor. All disposal of materials deemed to be hazardous shall occur in accordance with the 2017 City of Fontana Local Hazard Mitigation Plan and California Health and Safety Code, Division 20, Chapter 6.5 (Hazardous Waste Control). This measure shall be implemented to the satisfaction of the City of Fontana Community Development Director or designee, and/or Building and Safety Division, or designee.</p>	<p>Community Development Director and/or Building and Safety Division, or designee</p>	<p>Prior to issuance of demolition permit</p>	<p>Evidence hazardous materials are consolidated in similar hazard classes and transported offsite for proper disposal by a California Division of Occupational Safety and Health Administration (CalOSHA) licensed Hazardous Materials Substances Removal contractor</p>		<p>Withhold demolition permit</p>
<p><b>MITIGATION MEASURE HAZ-7:</b> Prior to issuance of occupancy permits, the Project Applicant shall provide evidence to the City of Fontana (City) that appropriate real estate disclosures identifying the impacts of airport overflight are provided to all tenants upon lease, transfer, or sale of any industrial unit on site. This measure shall be implemented to the satisfaction of the City's Building &amp; Safety Department.</p>	<p>Building and Safety Division, or designee</p>	<p>Prior to issuance of occupancy permit</p>	<p>Evidence real estate disclosures identifying the impacts of airport overflight are provided to all tenants</p>		<p>Withhold occupancy permit</p>
<p><b>HYDROLOGY AND WATER QUALITY</b></p>					
<p><b>MITIGATION MEASURE HYD-1:</b> Prior to the issuance of a grading permit, the Project Applicant shall file and obtain a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) in order to be in compliance with the State National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit for discharge of surface runoff associated with construction activities. Evidence that this has been obtained (i.e., a copy of the Waste Discharger's Identification Number) shall be submitted to the City of Fontana (City) for coverage under the NPDES General Construction Permit. This measure shall be implemented to the satisfaction of the City Public Works Department.</p>	<p>Public Works Department</p>	<p>Prior to issuance of grading permit</p>	<p>Copy of the Waste Discharger's Identification Number submitted to City.</p>		<p>Withhold grading permit</p>

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<p><b>MITIGATION MEASURE HYD-2:</b> Prior to the issuance of a grading permit, the Project Applicant shall submit a Storm Water Pollution Prevention Plan (SWPPP) to the City of Fontana (City). The SWPPP shall include a surface water control plan and erosion control plan citing Best Management Practices (BMPs) to control on-site and off-site erosion during the entire demolition, grading, and construction period. In addition, the SWPPP shall emphasize structural and nonstructural BMPs to control sediment and non-visible discharges from the site. The SWPPP shall include inspection forms for routine monitoring of the site during the demolition, grading, and construction phases to ensure National Pollutant Discharge Elimination System (NPDES) compliance and that additional BMPs and erosion control measures would be documented in the SWPPP and utilized if necessary. The SWPPP shall be kept on site for the entire duration of Project construction and shall be available to the local Regional Water Quality Control Board (RWQCB) for inspection at any time. BMPs to be implemented may include the following:</p> <ul style="list-style-type: none"> <li>• Sediment discharges from the site may be controlled by the following: sandbags, silt fences, straw wattles and temporary basins (if deemed necessary), and other discharge control devices. The construction and condition of the BMPs shall be periodically inspected during construction, and repairs shall be made when necessary as required by the SWPPP.</li> <li>• Materials that have the potential to contribute to non-visible pollutants to storm water must not be placed in drainage ways and must be contained, elevated, and placed in temporary storage containment areas.</li> <li>• All loose piles of soil, silt, clay, sand, debris, and other earthen material shall be protected in a reasonable manner to eliminate any discharge</li> </ul>	<p>Public Works Department</p>	<p>Prior to issuance of grading permit</p>	<p>Submit a Storm Water Pollution Prevention Plan to the City and kept on site for the entire duration of Project construction and shall be available to the local Regional Water Quality Control Board for inspection.</p>		<p>Withhold grading permit</p>
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<p>from the site. Stockpiles shall be surrounded by silt fences and covered with plastic tarps.</p> <ul style="list-style-type: none"> <li>The construction contractor shall be responsible for performing and documenting the application of BMPs identified in the SWPPP. Weekly inspections shall be performed on sandbag barriers and other sediment control measures called for in the SWPPP. Monthly reports and inspection logs shall be maintained by the contractor and reviewed by the City and representatives of the RWQCB. In the event that it is not feasible to implement specific BMPs, the City can make a determination that other BMPs would provide equivalent or superior treatment either on or off site.</li> </ul> <p>This measure shall be implemented to the satisfaction of the City Public Works Department.</p>					
<p><b>MITIGATION MEASURE HYD-3:</b> Prior to the issuance of a grading permit, the Project Applicant shall submit a Final Water Quality Management Plan (Final WQMP) to the City of Fontana (City) for review and approval. The Project shall include Project design features identified in the Final WQMP. The Final WQMP shall demonstrate that any proposed on-site development plan includes best management practices (BMPs) for source control, pollution prevention, site design, low impact development (LID) implementation, and structural treatment control. <b>BMPs to be implemented may include the following:</b></p> <ul style="list-style-type: none"> <li>Property Owner/Occupant will be required to review and implement Storm Water Pollution Brochures, Hazardous Waste Guidelines, and the "After the Storm" handouts.</li> <li>Property Owner/Occupant shall clean and dispose of any hazardous spills and educate and train employees on use of pesticides and in pesticide application techniques to prevent pollution.</li> </ul>	Public Works Department	Prior to issuance of grading permit	Submit a Final Water Quality Management Plan and grading and development plans to the City detailing the low impact development best management practices.		Withhold grading permit

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<p>Pesticide application must be under the supervision of a California qualified pesticide applicator.</p> <ul style="list-style-type: none"> <li>• Property Owner/Occupant shall clean and maintain all proposed LID BMPs and ensure that underground infiltration BMP is in proper working order by inspecting and cleaning out the system of silt/sediment as needed after every qualifying event.</li> <li>• Property Owner/Occupant shall implement trash management and litter control procedures in the common areas aimed at reducing pollution of drainage water.</li> <li>• Industrial facility docks shall be kept in a clean and orderly condition through a regular program of sweeping and litter control and immediate cleanup of spills and broken containers. Cleanup procedures must minimize or eliminate the use of water. If wash water is used, it must be disposed of in an approved manner and not discharged to the storm drain system. If there are no other alternatives, discharge of non-stormwater flow to the sanitary sewer may be considered only if allowed by the local sewerage agency through a permitted connection.</li> <li>• Stenciling shall be provided at all catch basin inlets that states "No Dumping - Drains to Ocean."</li> <li>• Drainage is routed around the trash enclosure area. Additionally, the trash enclosure area shall be walled to prevent off-site transport of trash. Enclosure area shall also have a roof and attached lids to prevent rainfall from entering the containers.</li> <li>• Loading dock drainage shall be directed, through use of trench drains, to the underground infiltration BMP and shall be pretreated with inlet filters and grate.</li> </ul>					
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<ul style="list-style-type: none"> <li>A landscape plan is to be submitted to the City for approval. The landscape plan shall have an emphasis on efficient water use and irrigation methods and on water conservation.</li> </ul> <p>BMPs shall be designed and implemented to address Section 303(d) listed pollutants and retain the Project site's minimum design capture volume and, if applicable, hydromodification volume to ensure post-development storm water runoff volume or time of concentration does not exceed pre-development storm water runoff by more than five percent of the two-year peak flow in accordance with the <i>Technical Guidance Document for Water Quality Management Plans</i> prepared for the County of San Bernardino Areawide Stormwater Program, National Pollutant Discharge Elimination System Permit Number CAS618036, Order Number R8-2010-0036. The proposed LID BMPs specified in the Final WQMP shall be incorporated into the grading and development plans submitted to the City for review and approval. Periodic maintenance of any required BMPs and landscaped areas during Project occupancy and operation shall be in accordance with the schedule outlined in the Final WQMP. This measure shall be implemented to the satisfaction of the City Public Works Department.</p>					
<b>NOISE</b>					
<p><b>MITIGATION MEASURE NOI-1:</b> Prior to issuance of demolition, grading, and building permits, the Project Applicant shall provide evidence to the City that construction plans include direction to limit construction activities, including operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration, grading, or demolition work, to the hours of 7:00 a.m. to 6:00 p.m. on weekdays and 8:00 a.m. to 5:00 p.m. on Saturdays. No construction shall be allowed at any time on Sundays and federal holidays except in case of urgent necessity in the interest of public health and safety, and then only with a permit from the building inspector, which</p>	<p>City Building Inspector</p>	<p>Prior to issuance of demolition, grading, and building permits and during demolition, grading, and construction</p>	<p>Evidence to the City construction plans include instructions on appropriate construction hours.</p>		<p>Withhold demolition, grading, and building permits, and/or issuance of stop work order</p>

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<p>permit may be granted for a period not to exceed three days or less while the emergency continues and which permit may be renewed for periods of three days or less while the emergency continues. This measure shall be implemented to the satisfaction of the City of Fontana Building Inspector.</p>					
<p><b>Mitigation Measure NOI-2:</b> Prior to issuance of demolition and grading permits, the Project Applicant shall provide evidence to the City that the construction contractor will prohibit the use of heavy construction equipment (i.e., large bulldozers) along the Project north and east construction boundaries. The construction contractor shall ensure only small bulldozers as defined in Table 7-4 of the Federal Transit Administration (FTA) 2018 <i>Transit Noise and Vibration Impact Assessment Manual</i> operate within five (5) feet of the Project site’s northern construction boundary (15 feet from the nearest structure) and within seven (7) feet of the Project site’s eastern construction boundary (15 feet from the nearest structure). In addition, the construction contractor shall ensure loaded trucks do not operate within five (5) feet of the Project site’s northern construction boundary (15 feet from the nearest structure) and within seven (7) feet of the Project site’s eastern construction boundary (15 feet from the nearest structure) when the ground surface is not paved or a smooth earthen surface. The Project Applicant shall ensure temporary on-site signage is placed in the immediate vicinity of the Project site’s northern and eastern construction boundaries notifying construction personnel of the restrictions. An acoustical engineer shall verify the erection of temporary signage on the first day of demolition and construction activities and pursuant to a weekly schedule thereafter. This measure shall be implemented to the satisfaction of the City of Fontana Building Inspector.</p>	<p>City Building Inspector</p>	<p>Prior to issuance of demolition and grading permits and during demolition and grading</p>	<p>Evidence to the City:</p> <ol style="list-style-type: none"> <li>1) Construction contractor will prohibit the use of heavy construction equipment (i.e., large bulldozers) along the Project north and east construction boundaries;</li> <li>2) Temporary on-site signage is placed in the immediate vicinity of the Project site’s northern and eastern construction boundaries;</li> <li>3) Retention of an acoustical engineer to verify erection of temporary signage on the first day of demolition and construction activities and pursuant to a weekly schedule thereafter.</li> </ol>		<p>Withhold demolition and/or grading permits, and/or issuance of stop work order</p>

**MITIGATION MONITORING AND REPORTING PROGRAM  
SLOVER-JUNIPER INDUSTRIAL BUILDING PROJECT**

**STANDARD CONDITIONS**

**Project Name: Slover-Juniper Industrial Building Project**

**Applicant: Lebbea, LLC**

**Date: September 14, 2020**

Standard Condition No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
<b>CULTURAL RESOURCES</b>					
<p><b>STANDARD CONDITION CUL-1:</b> Upon discovery of any cultural, tribal cultural, or archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All cultural, tribal cultural and archaeological resources unearthed by Project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant. If the resources are Native American in origin, interested Tribes (as a result of correspondence with area Tribes) shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request preservation in place or recovery for educational purposes. Work may continue on other parts of the project while evaluation takes place.</p>	Community Development Director or designee	During construction	Mandatory work stoppage if cultural, tribal cultural, or archaeological resources are encountered and evidence to the City that a qualified archaeologist and tribal monitor/consultant are retained to provide recommendations.		Issuance of a stop work order
<p><b>STANDARD CONDITION CUL-2:</b> Preservation in place shall be the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavation to remove the resource along the subsequent laboratory processing and analysis. All Tribal Cultural Resources shall be returned to the Tribe. 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, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to the Tribe or a local school or historical society in the area for educational purposes.</p>	Community Development Director or designee	During construction	<p>Evidence to the City that</p> <ol style="list-style-type: none"> <li>1) Resources are preserved in place or archaeological data recovery excavation is conducted.</li> <li>2) All Tribal Cultural Resources are returned to the Tribe.</li> <li>3) Historic archaeological material that is not Native American in origin is curated at a public, non-profit institution or</li> </ol>		Issuance of a stop work order

**MITIGATION MONITORING AND REPORTING PROGRAM  
SLOVER-JUNIPER INDUSTRIAL BUILDING PROJECT**

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Standard Condition No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
			offered to the Tribe or a local school or historical society in the area.		
<p><b>STANDARD CONDITION CUL-3:</b> 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 shall meet the Secretary of the Interior standards for archaeology and have a minimum of 10 years' 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>	Community Development Director or designee	During construction	<p>Evidence to the City that</p> <p>1) A qualified archaeologist and tribal monitor/ consultant are retained to provide recommendations and ensure all other personnel are appropriately trained and qualified</p>		Issuance of a stop work order