

**BRIDGE POINT RANCHO CUCAMONGA PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST**

Project File Name: Bridge Point Rancho Cucamonga Project

Applicant: Bridge Industrial

Prepared by: City of Rancho Cucamonga

Date: September 2021

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
Air Quality					
RR 2-1 During construction, the Contractor shall comply with South Coast Air Quality Management District (SCAQMD) Rules 402 and 403, to minimize short term emissions of dust and particulates. SCAQMD Rule 402 requires that air pollutant emissions not be a nuisance off-site. SCAQMD Rule 403 requires that fugitive dust be controlled with the best available control measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. The Contractor shall provide the City of Rancho Cucamonga with a SCAQMD-approved Dust Control Plan or other sufficient proof of compliance with Rule 403, prior to grading permit issuance.	BO	B/C	During plan check and construction activities	A/C	

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*Bridge Point Rancho Cucamonga Project
Mitigation Monitoring and Reporting Program*

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RR 2-2 Architectural coatings shall be selected so that the volatile organic compound (VOC) content of the coatings is compliant with SCAQMD Rule 1113. This requirement shall be included as notes on the contractor specifications, which shall be reviewed by the City of Rancho Cucamonga Building and Safety Services Department prior to issuance of a building permit.	BO	A	Prior to issuance of building permits	C	
RR 2-3 The Project Applicant and/or future tenants shall comply with SCAQMD Rule 201 and Regulation II (requiring a Permit to Construct prior to the installation of any equipment that may cause air contaminants) as well as Rule 203 (requiring a Permit to Operate prior to the use of any equipment that may cause air contaminants). These rules and regulation are required unless the Project's equipment or aspects are exempt under Rule 219, which identifies those equipment, processes, or operations that do not require permits. The Project Applicant shall provide the City of Rancho Cucamonga with the SCAQMD-approved Permit to Construct and Permit to Operate or other sufficient proof of compliance with Rules 201 and 203, prior to occupancy permit issuance.	BO	A	Prior to issuance of occupancy permits	D	
RR 2-4 Building occupants shall comply with Rule 2202, which provides employers with a menu of options to reduce mobile source emissions generated from	PD	A	Prior to issuance of tenant	D	

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employee commutes, to comply with federal and State CAA requirements. This Rule applies to any employer who employs 250 or more employees on a full or part-time basis at a worksite for a consecutive six-month period calculated as a monthly average, unless otherwise exempt. An employer subject to this Rule is required to annually register with the SCAQMD to implement an emission reduction program, in accordance with subdivisions (f) and (g), that will obtain emission reductions equivalent to a worksite specific emission reduction target (ERT) specified for the compliance year.			improvement permits		
RR 2-5 The Project shall be operated in compliance with established standards in Section 17.66.060, Odor, Particulate Matter, and Air Containment Standards, of the City of Rancho Cucamonga Development Code. These standards address compliance with the rules and regulations of the air pollution control district and the state Health and Safety Code related to odorous emissions, particulate matter, and air containment; noxious odor emissions; and restrictions on the emission of dust and particulate matter.	BO	A	Prior to issuance of building permits	C	
MM 2-1 Prior to grading permit and building permit issuance, the City of Rancho Cucamonga shall verify that the following applicable notes are included on the grading plans and building plans. Project contractors shall be	BO	B/C	Prior to issuance of grading and building	A/C	

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<p>required to ensure compliance with these notes and permit periodic inspection of the construction-site by City of Rancho Cucamonga staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors.</p> <ul style="list-style-type: none"> • During construction activity, Project construction contractors shall ensure that off-road diesel construction equipment complies with applicable California Air Resources Board (CARB) emissions standards or equivalent and shall ensure that all construction equipment is tuned and maintained in accordance with the manufacturer's specifications. • The following off-road construction equipment shall be CARB Tier III certified or better, by construction phase as shown: <ul style="list-style-type: none"> ○ Demolition/Crushing: <ul style="list-style-type: none"> ▪ Boom Lift ▪ Concrete/Industrial Saws ▪ Crusher ▪ Skid Steer ○ Utilities/Infrastructure: <ul style="list-style-type: none"> ▪ Trencher ○ Building Construction: 			permits/during construction		

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<ul style="list-style-type: none"> ▪ Forklifts ▪ Generator Sets ▪ Welders ○ Paving: <ul style="list-style-type: none"> ▪ Pavers ▪ Paving Equipment ▪ Rollers ○ Architectural Coating <ul style="list-style-type: none"> ▪ Air Compressors • The following off-road construction equipment shall be CARB Tier IV Final certified or better, by construction phase as shown: <ul style="list-style-type: none"> ○ Demolition/Crushing: <ul style="list-style-type: none"> ▪ Breakers ▪ Excavators ▪ Generator Sets ▪ Rubber Tired Dozers ○ Grading: <ul style="list-style-type: none"> ▪ Crawler Tractors ▪ Excavators ▪ Graders ▪ Rubber Tired Dozers ▪ Scrapers ○ Utilities/Infrastructure: <ul style="list-style-type: none"> ▪ Excavators 					

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<ul style="list-style-type: none"> ▪ Skip Loaders/Backhoes ○ Building Construction <ul style="list-style-type: none"> ▪ Cranes ▪ Crawler Tractors ▪ Laser Screed ▪ Scissor Loaders/Backhoes ▪ Skip Loaders/Backhoes • Idling of heavy construction equipment shall be restricted to two minutes and electrical hook ups shall be provided to support use of zero and near-zero construction equipment and tools whenever feasible. • Off-road equipment with a power rating below 19 kilowatts (e.g., plate compactors, pressure washers) used during project construction shall be electric powered, provided that it is commercially available, which may be plug-in (electric) or battery powered. • Heavy-duty trucks used for dirt and material hauling during construction shall meet the United States Environmental Protection Agency/California Air Resource Board truck engine standard for Model Year 2014 or later. 					

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<p>MM 2-2 The Project Applicant shall include the following operational requirements in the final building design or stipulate the operational requirements for building occupants, as appropriate:</p> <p><u>Project Design</u></p> <ul style="list-style-type: none"> • Make truck dock positions EV-ready by installing conduits at truck dock positions for future accommodation of light-duty and/or heavy-duty electric trucks and charging stations. <p><u>Lease Agreement and Owner-Occupant Requirements</u></p> <ul style="list-style-type: none"> • Those loading docks used by trucks with transport refrigeration units (TRU) as determined by a cold storage tenant shall be equipped with electrical hookups (applicable to cold storage tenant lease agreements only). • TRUs entering the Project site shall be plug-in capable (applicable to cold storage tenant lease agreements only). • On-site TRU diesel engine run time shall be no longer than 15 minutes (applicable to cold storage tenant lease agreements only). • Service equipment (e.g., yard hostlers, yard equipment, forklifts, and pallet jacks) shall be powered by alternative fuels, electrical batteries 	BO	A/D	<p>Prior to issuance of building permits</p> <p>Prior to issuance of tenant improvement permits for all project tenants or occupants</p>	C/D	

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<p>or other alternative/non-diesel fuels (e.g., propane) that do not emit diesel particulate matter, and that are low or zero emission.</p> <ul style="list-style-type: none"> Trucks and support equipment shall not idle longer than five minutes while on site. 					
Biological Resources					
<p>RR 3-1 All construction activities shall comply with the MBTA and <i>California Fish and Game Code</i> Sections 3503, 3511 and 3513. The MBTA governs the taking and killing of migratory birds, their eggs, parts, and nests and prohibits the take of any migratory bird, their eggs, parts, and nests. Compliance with the MBTA and <i>California Fish and Game Code</i> shall be accomplished by completing the following:</p> <ul style="list-style-type: none"> Construction activities involving vegetation removal shall be conducted between September 1 and January 31. If construction occurs inside the peak nesting season (between February 1 and August 31), a pre-construction survey (or possibly multiple surveys) by a qualified Biologist shall be conducted within 72 hours prior to construction activities to identify any active nesting locations. If the Biologist does not find any active nests, the construction work shall be allowed to proceed. The biologist conducting the clearance survey shall 	PD	B/C	Prior to construction/ during construction	A/D	

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<p>document a negative survey with a report indicating that no impacts to active avian nests shall occur.</p> <p>If the biologist finds an active nest on within the pre-construction survey area and determines that the nest may be impacted, the Biologist shall delineate an appropriate buffer zone around the nest. The size of the buffer shall be determined by the Biologist, and shall be based on the nesting species, its sensitivity to disturbance, expected types of disturbance, and location in relation to the construction activities. These buffers are typically 300 feet from the nests of non-listed species and 500 feet from the nests of raptors and listed species. Any active nests observed during the survey shall be mapped on an aerial photograph. Only construction activities (if any) that have been approved by a Biological Monitor shall take place within the buffer zone until the nest is vacated. The Biologist shall serve as a Construction Monitor when construction activities take place near active nest areas to ensure that no inadvertent impacts on these nests occur. Results of the pre-construction survey and any</p>					

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subsequent monitoring shall be provided to the Property Owner/Developer and the City. The monitoring report shall summarize the results of the nest monitoring, describe construction restrictions currently in place, and confirm that construction activities can proceed within the buffer area without jeopardizing the survival of the young birds.					
<p>RR 3-2 All construction activities shall comply with Sections 3503, 3503.5, 3511 and 3513 of the California Fish and Game Code, which protect active nests of any raptor species, including common raptor species. Compliance with these codes shall be accomplished by completing the following:</p> <ul style="list-style-type: none"> If vegetation is to be cleared during the potential raptor nesting season (December 1 to August 31), all suitable habitat within 500 feet of the construction impact area shall be thoroughly surveyed for the presence of nesting raptors by a qualified Biologist within 72 hours prior to clearing. If the Biologist does not find any active nests, the construction work shall be allowed to proceed. The biologist conducting the clearance survey shall document a negative survey with a 	PD	B/C	Prior to construction/ during construction	A/D	

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<p>report indicating that no impacts to active avian nests shall occur.</p> <p>If any active nests are detected, the area shall be flagged and mapped on the construction plans with a buffer. The size of the buffer shall be determined by the Biologist and shall be based on the nesting species, its sensitivity to disturbance, expected types of disturbance, and location in relation to the construction activities. These buffers are typically 300 feet from the nest of non-listed species and 500 feet from the nests of raptors and listed species. The buffer area shall be avoided until the nesting cycle is complete or until it is determined that the nest has failed. Results of the pre-construction survey and any subsequent monitoring shall be provided to the Property Owner/Developer and the City. The monitoring report shall summarize the results of the nest monitoring, describe construction restrictions currently in place, and confirm that construction activities can proceed within the buffer area without jeopardizing the survival of the young birds.</p>					

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<ul style="list-style-type: none"> ▪ Although presumed absent, prior to development of the Project site, a pre-construction burrowing owl clearance survey shall be conducted to ensure burrowing owls remain absent from the construction impact area. The clearance survey shall be conducted in accordance with the CDFW (2012) Staff Report on Burrowing Owl Mitigation which requires that two clearance surveys be conducted 14 – 30 days and 24 hours prior to any grading or vegetation removal on the Project site. If burrowing owls are observed on the Project site during the pre-construction surveys, a burrowing owl relocation plan shall be prepared and submitted to CDFW for review and approval prior to commencement of vegetation clearing/ grubbing, grading, and construction activities on the Project site. The burrowing owl relocation plan shall outline methods to relocate any burrowing owls occurring on the Project site and ensure compliance with the MBTA and California Fish and Game Code. If an active burrow is found during the breeding season (February 1 through August 31), occupied burrows will not be disturbed and will be provided with a protective buffer unless a qualified biologist verifies through 					

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noninvasive means that either: (1) the birds have not begun egg laying, or (2) juveniles from the occupied burrows are foraging independently and are capable of independent survival. The size of the buffer will depend on the time of year and level disturbance as outlined in the CDFW Staff Report.					
RR 3-3 All tree replacement, protection, and maintenance associated with implementation of the Project shall be conducted in accordance with the requirements set forth in Chapter 17.80 of the City's Development Code.	PD	A	Prior to issuance of grading permit/during construction	A/C	
RR 3-4 In compliance with the City's Tree Removal Permit process (Rancho Cucamonga Development Code, Chapter 17.16.080), the Property Owner/Developer shall obtain a Tree Removal Permit from the Planning Director prior to removal, relocation, or destruction of any heritage tree. Conditions imposed by the Planning Director for replacement of removed trees or tree relocation shall be completed by the Property Owner/Developer.	PD	B	Prior to tree removal	D	
Cultural Resources					
RR 4-1 If human remains are encountered during the conduct of ground-disturbing activities, Section 7050.5 of the California Health and Safety Code states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition of the	PD/BO	C	Prior to issuance of grading permit/during grading and construction	C/D	

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<p>materials pursuant to Section 5097.98 of the California Public Resources Code. The provisions of Section 15064.5 of the California Environmental Quality Act Guidelines shall also be followed. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner shall notify the Native American Heritage Commission (NAHC). The NAHC will determine and notify a Most Likely Descendent (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The descendent must complete the inspection within 24 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials. These requirements shall be included as notes on the contractor specification and verified by the Community Development Department, prior to issuance of grading permits.</p>					
<p>MM 4-1 Prior to site preparation or grading activities, construction personnel shall be instructed by a qualified Archaeologist of the potential for encountering unique archaeological resources and instructed on steps to take in the event such resources are encountered. This shall include the provision of written materials to familiarize personnel with the range of resources that might be</p>	PD	B	Prior to the start of demolition, site clearing or grading	A/D	

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<p>expected, the type of activities that may result in impacts, and the legal framework of cultural resources protection. All construction personnel shall be instructed to stop work in the vicinity of a potential discovery until a qualified Archaeologist assesses the significance of the find and implements appropriate measures to protect or scientifically remove the find. Construction personnel shall also be informed that unauthorized collection of archaeological resources is prohibited.</p>					
<p>MM 4-2 In the event that cultural resources are inadvertently unearthed during excavation and grading activities, the Contractor shall immediately cease all earth-disturbing activities within a 100-foot radius of the area of discovery. The Property Owner/Developer shall retain a qualified Archaeologist (Project Archaeologist), subject to approval by the City of Rancho Cucamonga, to evaluate the significance of the find and to determine an appropriate course of action. All artifacts except for human remains and related grave goods or sacred objects belong to the Property Owner.</p> <p>All artifacts discovered at the development site shall be inventoried and analyzed by the Project Archaeologist. Non-Native American artifacts shall be inventoried, assessed, and analyzed for cultural affiliation, personal</p>	PD	C	During grading and construction	A/D	

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<p>affiliation (prior ownership), function, and temporal placement. Subsequent to analysis and reporting, these artifacts shall be subjected to curation or returned to the Property Owner, as deemed appropriate.</p> <p>If any artifacts of Native American origin are discovered, the Property Owner/Developer and Project Archaeologist shall notify the City of Rancho Cucamonga Planning Department and the appropriate local Native American tribe identified by the Native American Heritage Commission. The significance of Native American resources shall be evaluated in accordance with the provisions of CEQA and shall consider the religious beliefs, customs, and practices of the tribe (refer to MM 14-1 through MM 14-6 in Section 4.14, Tribal Cultural Resources). All items found in association with Native American human remains shall be considered grave goods or sacred in origin and subject to special handling (see RR 4-1).</p> <p>Once ground-altering activities have ceased or the Project Archaeologist determines that monitoring activities are no longer necessary, monitoring activities may be discontinued following notification to the City of Rancho Cucamonga Planning Department.</p>					

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A report of findings, including an itemized inventory of recovered artifacts, shall be prepared upon completion of the steps outlined above. The report shall include a discussion of the significance of all recovered artifacts. The report and inventory, when submitted to the City of Rancho Cucamonga Planning Department, shall signify completion of the program to mitigate impacts to archaeological and/or cultural resources. A copy of the report shall also be filed with the Archaeological Information Center (AIC) at the San Bernardino County Museum and the Native American tribe, as appropriate.					
Energy					
RR 5-1 Construction activities shall be conducted in compliance with Section 2449, General Requirements for In-Use Off-Road Diesel-Fueled Fleets, of the California Code of Regulations (CCR) Title 13, Motor Vehicles. Section 2449(d)(2) limits idling times of construction vehicles to no more than five consecutive minutes. Adherence to idling limitations shall be confirmed through periodic site inspections conducted by City building officials.	BO	C	During grading and construction	A	
Geology and Soils					
RR 6-1 In accordance with the City's Building Regulations, as contained in Title 15, Buildings and Construction, of the Rancho Cucamonga Municipal Code, which includes	BO	B/C	Prior to issuance of building permits	A/C	

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adoption of the 2019 California Building Code (CBC), all construction on the Project site shall comply with the CBC and the amendments and exemptions to the CBC that the City has adopted. This Title requires site-specific investigation and establishes construction standards and inspection procedures to ensure that development does not pose a threat to public safety.					
RR 6-2 All grading operations and construction on the Project site shall be conducted in conformance with the applicable City of Rancho Cucamonga Grading Standards (Municipal Code Chapter 19.04). Grading operations shall also be consistent with the recommendations included in the Project-specific Geotechnical Investigation prepared by SCG for the Project.	BO	B/C	During construction	A/C	
RR 6-3 Development on the Project site shall comply with Section 17.66.060 of the Rancho Cucamonga Development Code, with regard to dust control. Specifically, “no dust or particulate matter shall be emitted that is detectable by a reasonable person without instruments.”	BO	B/C	Prior to issuance of building permits/during construction	A/C	
RR 6-4 In accordance with Chapter 17.56, Landscaping Standards, of the Rancho Cucamonga Development Code, which establishes minimum landscape requirements to control soil erosion, among other purposes, development on the Project site shall submit preliminary and final	PD	A	Prior to approval of site plans	C/D	

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landscape and irrigation plans as part of the design review process (Section 17.20.040 of the Rancho Cucamonga Development Code).					
<p>MM 6-1 Prior to the issuance of grading permits, the Project Applicant shall submit to and receive approval from the City, a Paleontological Resource Impact Mitigation Monitoring Program (PRIMMP). The PRIMMP shall include the provision of a qualified professional paleontologist (or his or her trained paleontological monitor representative) during on-site subsurface excavation of Quaternary (i.e., early Holocene and late Pleistocene) alluvial-fan deposits, as outlined below. Selection of the paleontologist shall be subject to approval of the City of Rancho Cucamonga Planning Director, or designee, and no grading activities shall occur at the site until the paleontologist has been approved by the City. The PRIMMP shall include the requirements below.</p> <ul style="list-style-type: none"> Monitoring of mass grading and excavation activities in areas identified as likely to contain paleontological resources shall be performed by a qualified paleontologist or paleontological monitor. Monitoring shall be conducted full time in areas of grading or excavation activities that occur in undisturbed exposures of Quaternary (i.e., early Holocene and late Pleistocene) alluvial- 	PD	B/C/D	Prior to the issuance of grading permits	D	

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<p>fan deposits at a depth of 12 feet and below in order to mitigate any adverse impacts (loss or destruction) to potential nonrenewable paleontological resources. For grading and other earth disturbance activities at depths between 5 and 12 feet below the surface, periodic spot checks for potential paleontological resources shall be conducted. Periodic monitoring shall consist of approximately 1 to 3 scheduled site visits per week by a paleontological monitor during construction ground disturbance. If significant fossils are discovered during a spot check, full-time monitoring should be initiated.³</p> <ul style="list-style-type: none"> • Paleontological monitors shall be equipped to salvage fossils as they are unearthed to avoid construction delays and to remove samples of sediment that are likely to contain the remains of small fossil invertebrates and vertebrates. The monitor shall be empowered to temporarily halt or divert equipment to allow for the removal of abundant or large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or if they are present, are determined upon exposure and examination by qualified 					

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<p>paleontological personnel to have low potential to contain fossil resources.</p> <ul style="list-style-type: none"> • Recovered specimens shall be prepared to a point of identification and permanent preservation, including screen-washing sediments to recover small invertebrates and vertebrates, if indicated by the results of test sampling. Preparation of individual vertebrate fossils is often more time-consuming than for accumulations of invertebrate fossils. • All fossils shall be deposited in an accredited institution, such as the San Bernardino County Museum, that maintains collections of paleontological materials. All costs of the paleontological monitoring and mitigation program, including any one-time charges by the receiving institution, are the responsibility of the Project Applicant. ▪ The Project Paleontologist shall prepare of a final monitoring and mitigation report of findings and significance, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location(s). A letter documenting receipt and acceptance of all fossil 					

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collections by the receiving institution must be included in the final report. The report, when submitted to (and accepted by) the City of Rancho Cucamonga, shall signify satisfactory completion of the project program to mitigate impacts to any nonrenewable paleontological resources.					
Hazards and Hazardous Materials					
RR 8-1 The Project Applicant shall comply with the Hazardous Materials Transportation Act, as administered by the U.S. Department of Transportation, which governs the transport of hazardous materials and wastes. Vehicles transporting hazardous materials are required to comply with the regulations, as implemented by the California Department of Transportation (Caltrans).	FC	C/E	During construction and operations	A/B	
RR 8-2 The Project Applicant shall comply with the Resource Conservation and Recovery Act (RCRA), the California Hazardous Waste Control Act, and the California Accidental Release Prevention Program, where applicable, which collectively manage the transport, storage, use, and disposal of hazardous materials and wastes.	FC	C/E	During construction and operations	A/B	
RR 8-3 The Project Applicant shall comply with Section 17.66.040, Hazardous Materials, of the City of Rancho Cucamonga Development Code to ensure that required information is reported to the Rancho Cucamonga Fire Protection District, as the regulatory authority. Businesses	FC	E	During operations	A/B/D	

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required by State law to prepare hazardous materials release response plans and Hazardous Materials Inventory Statements shall, upon request, submit copies of these plans, including any revisions, to the Fire Protection District. Underground storage of hazardous materials shall comply with all applicable requirements and shall comply with the procedures for notification outlined in this section.					
<p>RR 8-4 The Project site is within the Airport Influence Area (AIA) established by the LA/Ontario International Airport Land Use Compatibility Plan (ONT ALUCP). Construction activities and future development shall be implemented in compliance with the following applicable requirement identified in the ONT ALUCP:</p> <ul style="list-style-type: none"> Real Estate Transaction Disclosure. In compliance with Airport Land Use Compatibility Plan for LA/Ontario Airport's (ONT ALUCP's) Overflight Policy O2, a Real Estate Transaction Disclosure is required for all development within the Project site. State Law (Business and Professions Code Section 11010) provides the following disclosure language: <i>NOTICE OF AIRPORT IN VICINITY: This property is presently located in the vicinity of an airport,</i> 	PD	D	Prior to certificate of occupancy for buildings and tenant improvements	D	

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<i>within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example, noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.</i>					
Hydrology and Water Quality					
RR 9-1 The Property Owner/Developer shall comply with the National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction Activity (Construction General Permit) applicable at the time a grading permit is issued. The Property Owner/Developer shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP), which must include erosion- and sediment-control Best Management Practices (BMPs) that will meet or exceed measures required by the determined risk level of the Construction General Permit, as well as BMPs that control the other potential construction related pollutants. A Construction Site Monitoring Program that	BO	A/B/C	Prior to issuance of grading permits/during construction	A/B/D	

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identifies monitoring and sampling requirements during construction is a required component of the SWPPP. Evidence of compliance with the NPDES Construction General Permit shall be provided to the City's Building and Safety Services Director prior to issuance of a grading permit.					
RR 9-2 The Property Owner/Developer shall comply with Section 19.20.260, Water Quality Management Plan, of the Rancho Cucamonga Municipal Code, which requires that all qualifying land development/redevelopment projects submit and have approved a water quality management plan (WQMP) to the City Engineer on a form provided by the City. The WQMP shall identify all BMPs to be incorporated into the Project to control storm water and non-storm water pollutants during and after construction.	BO	A/B	Prior to issuance of grading permits	D	
RR 9-3 The Property Owner/Developer shall comply with Chapter 19.20 of the Rancho Cucamonga Municipal Code, which is the City's Storm Water and Urban Runoff Management and Discharge Control Ordinance and which provides regulations to comply with the Clean Water Act (CWA), the California Porter-Cologne Water Quality Control Act, and the NPDES permit for San Bernardino County. This ordinance prohibits the discharge of specific pollutants into the storm water; regulates connections to	BO	E	During operations	A/B	

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the storm drain system; and requires development projects to implement permanent BMPs on individual sites to reduce pollutants in the storm water.					
Noise					
<p>MM 11-1 Prior to issuance of grading or building permits, the City of Rancho Cucamonga shall review the plans to ensure the plans require the installation of a minimum 6-foot-high temporary construction perimeter noise barrier along the Project site's boundary with the San Bernardino County West Valley Detention Center. The location and following specifications for the noise control barrier shall also be included on the plans:</p> <ul style="list-style-type: none"> • The noise control barriers must present a solid face from top to bottom. • The noise barrier shall be constructed using one of the following materials with no decorative cutouts or line-of-sight openings between shielded areas and the noise source: <ul style="list-style-type: none"> ○ An acoustical blanket (e.g., vinyl acoustic curtains, quilted blankets, or equivalent) attached to the construction-site perimeter fence or equivalent temporary fence posts. 	BO	B	Prior to issuance of grading or building permits	A/C	

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<ul style="list-style-type: none"> ○ Any combination of construction materials satisfying a weight of at least 4 pounds per square foot of face area. ● The noise barriers shall 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. <p>The required barrier shall be installed prior to any construction activities commencing on-site and shall remain in place until construction activities have been completed. The construction contractor shall allow for periodic inspection by the City of Rancho Cucamonga to ensure that the required noise barrier remains in place until completion of construction activities on-site.</p>					
<p>MM 11-2 During all Project site construction, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the Project site. The construction contractor shall allow for periodic inspection by the City of Rancho</p>	BO	C	During grading and construction	A	

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Cucamonga to ensure compliance with these requirements.					
Transportation					
RR 13-1 During construction activities, work within streets, sidewalks, and public places shall comply with: (1) Title 12.03, Public Improvement Construction, of the City of Rancho Cucamonga Municipal Code, which requires an encroachment permit from the City and adherence to the current edition of <i>The Standard Specifications for Public Works Construction</i> (Green Book), and (2) the <i>California Manual on Uniform Traffic Control Devices</i> (MUTCD). Application for the permit shall be made as part of the respective plan check process and prior to any work on public areas or rights-of-way.	CE	B/C	Prior to issuance of building permits/during construction	A/B/C	
RR 13-2 In accordance with Chapter 3.28, City-Wide System Fees for Transportation Development, of the City of Rancho Cucamonga Municipal Code, prior to the issuance of each building permit, the Property Owner/Developer shall pay applicable city-wide transportation development impact fees to the satisfaction of the City Engineering Department.	CE	A/B	Prior to issuance of building permits	C	
RR 13-3 The Property Owner/Developer shall comply with Chapter 17.78, Transportation Demand Management, of the City of Rancho Cucamonga Development Code, which requires the provision of amenities or programs to	PD	A	Prior to issuance of tenant improvement permits	C	

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encourage the use of alternative modes of travel by employees; patrons; and visitors of commercial, industrial, office, and mixed-use developments. These may include, but are limited to shower facilities, preferred parking, bicycle storage, video conference facilities, transit improvements, and other measures to reduce vehicle trips in the City. These facilities shall be shown in the site improvement and building plans submitted to the City during the permit process.					
RR 13-4 In accordance with Chapter 10.56, Truck Routes and Restrictions, of the City of Rancho Cucamonga Municipal Code, commercial vehicles and vehicle combinations described in Sections 35400 and 35401 of the California Vehicle Code, or their successor provisions, and vehicles which exceed a maximum gross weight of three tons shall use designated truck routes. Non-designated truck routes shall be used only as necessary for the purpose of making pickups or deliveries of goods, wares, and merchandise from or to any building or structure located on a city street or for the purpose of delivering materials to be used in the repair, alteration, remodeling, or construction of any building or structure upon a city street for which a building permit has previously been obtained.	CE	C/E	During construction and operations	A	

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RR 13-5 Work in the public right-of-way along 4th Street in the City of Ontario shall comply with Title 7, Chapter 3, Public Rights-of-Way, of the City of Ontario Municipal Code, which requires an encroachment permit from the City. Application for the permit shall be made as part of the respective plan check process and prior to any work on public areas or rights-of-way.	CE	B/C	Prior to the issuance of building permits/during construction	A/B/C	
Tribal Cultural Resources					
MM 14-1 Prior to the commencement of any ground disturbing activity at the Project Site, the Project Applicant shall retain a Native American Monitor approved by the Gabrieleño Band of Mission Indians-Kizh Nation – the tribe that consulted on this project pursuant to Assembly Bill A52 - SB18 (the “Tribe” or the “Consulting Tribe”). A copy of the executed contract shall be submitted to the City of Rancho Cucamonga prior to the issuance of any permit necessary to commence a ground- disturbing activity. The Tribal monitor shall only be present on-site during the construction phases that involve ground-disturbing activities. Ground disturbing activities are defined by the Tribe 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 shall complete daily monitoring logs that shall provide	PD	B/C	Prior to issuance of grading permit/during grading and construction	A/B	

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<p>descriptions of the day’s activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when all ground-disturbing activities on the Project Site are completed, or when the Tribal Representatives and Tribal Monitor have indicated that all upcoming ground-disturbing activities at the Project Site have little to no potential for impacting tribal cultural resources. Upon discovery of any tribal cultural resources, construction activities shall cease in the immediate vicinity of the find (not less than the surrounding 50 feet) until the find can be assessed. All tribal cultural resources unearthed by project activities shall be evaluated by the Tribal monitor approved by the Consulting Tribe and a qualified archaeologist if one is present. If the resources are Native American in origin, the Consulting Tribe shall retain it/them in the form and/or manner the Tribe deems appropriate, for educational, cultural and/or historic purposes. If human remains and/or grave goods are discovered or recognized at the Project Site, all ground disturbance shall immediately cease, and the county coroner shall be notified per Public Resources Code Section 5097.98, and Health & Safety Code Section 7050.5. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section</p>					

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5097.98(d)(1) and (2). Work may continue in other parts of the Project site while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section 15064.5[f]). 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 (non-TCR) 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, it shall be offered to a local school or historical society in the area for educational purposes.					
MM 14-2 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	PD	C	During grading and construction	A/B	

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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 NAHC and PRC 5097.98 shall be followed.					
MM 14-3 Upon discovery of human remains, the tribal and/or archaeological monitor/consultant/consultant shall immediately divert work at minimum of 100 feet and place an exclusion zone around the discovery location. The monitor/consultant(s) shall then notify the Tribe, the qualified lead archaeologist, and the construction manager who shall call the coroner. Work shall continue to be diverted while the coroner determines whether the remains are human and subsequently 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 shall notify the NAHC as mandated by state law who shall then appoint a Most Likely Descendent (MLD).	PD	C	During grading and construction	A/B	
MM 14-4 If the Gabrieleño Band of Mission Indians – Kizh Nation is designated MLD, the Koo-nas-gna Burial Policy shall be implemented. To the Tribe, the term “human remains” encompasses more than human bones. In ancient as well as historic times, Tribal Traditions	PD	C	During grading and construction	A/B	

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<p>included, but were not limited to, the preparation of the soil for burial, the burial of funerary objects with the deceased, and the ceremonial burning of human remains. The prepared soil and cremation soils 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>MM 14-5 Prior to the continuation of ground disturbing activities, the landowner 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 shall 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 shall make every effort to recommend diverting the project and keeping the remains in situ and protected.</p>	PD	C	During grading and construction	A/D	

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<p>If the project cannot be diverted, it may be determined that burials shall be removed. The Tribe shall 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 purposes. Cremations shall 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 and/or destructive diagnostics on human remains.</p> <p>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 shall 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</p>					

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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.					
MM 14-6 Native American and Archaeological monitoring during construction projects shall be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of TCR's shall be taken. The Native American monitor must be approved by the Gabrieleño Band of Mission Indians-Kizh Nation. Principal personnel for Archaeology 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.	PD	C	During grading and construction	A/D	
Utilities and Services					
RR 15-1 Water and sewer plans shall be designed and constructed to meet the applicable requirements of the Cucamonga Valley Water District (CVWD) Municipal Code and City of Rancho Cucamonga Development Code. Approval of the plans by the CVWD is required prior to final map approval or issuance of permits, whichever occurs first.	CE	A/B	Prior to final map approval or issuance of building permits, whichever occurs first	B/D	

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RR 15-2 Landscaping associated with the Project shall be implemented in compliance with Chapter 17.56 of the City of Rancho Cucamonga Development Code, which requires preparation and review of landscape and irrigation plans during the Design Review process. Pursuant to Section 17.56.030(B) of the Development Code, the final landscape planting and irrigation plans shall be prepared by a registered licensed Landscape Architect and shall be in substantial compliance with the preliminary landscape and irrigation plan approved by the designated approving authority.	PD	A/B	During design review	C/D	
RR 15-3 Landscape plans prepared for the Project shall be in compliance with Chapter 17.82, Water Efficient Landscaping, of the City Rancho Cucamonga Development Code, which includes requirements for development of a water budget, landscape design guidelines, soil and grading requirements, and a requirement to use recycled water.	PD	A/B	Prior to issuance of building permits	C	
RR 15-4 Demolition and construction activities on the Project site shall be conducted in compliance with requirements of Chapter 8.19, Construction and Demolition Waste Collection, of the City's Municipal Code. Construction and demolition waste shall be made available for deconstruction, salvage, and recovery prior to demolition. Inclusive of the recovered and salvaged	CE	A/B/D	Prior to issuance of demolition, grading, and building construction permits/after construction	C/D	

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materials, all construction and demolition projects are required to divert a minimum of 65% of the tonnage generated as a result of the project from the landfill. Prior to issuance of each Demolition or Building Permit, a "Form CD-1 Waste Management and Recycling Plan" shall be submitted to the Engineering Services Department.					
RR 15-5 Development shall comply with Chapter 8.17, Refuse, Recyclables and Green Waste Collection, of the City's Municipal Code. The collection and disposal of refuse, recyclables or green waste shall only be conducted by entities issued a permit to do so by the City, with certain exceptions, as identified in the Municipal Code.	CE	E	After issuance of occupancy permits	A	
Conditions of Approval Requested by the San Manuel Band of Mission Indians (SMBMI)					
Cultural Resources					
CR-1 In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed within TCR-1, regarding any pre-contact and/or historic-era finds and be provided information after the	PD	C	During grading and construction	A	

Responsible Person	Monitoring Frequency	Method of Verification
PD: Planning Director CE: City Engineer or designee BO: Building Official or designee PO: Police Captain or designee FC: Fire Chief or designee	A: With Each New Development B: Prior to Construction C: Throughout Construction D: On Completion E: During Construction	A: On-site Inspection B: Other Agency Permit/Approval C: Plan Check D: Separate Submittal (Reports/Studies/Plans)

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.					
CR-2 If significant pre-contact and/or historic-era 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 TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.	PD	C	During grading and construction	D	
CR-3 If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.	PD	C	During grading and construction	A/B	
Tribal Cultural Resources					
TCR-1 The SMBMI Cultural Resources Department shall be contacted, as detailed in CR-1, of any pre-contact and/or historic-era 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	PD	C	During grading and construction	A/D	

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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.					
TCR-2 Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to SMBMI. The Lead Agency and/or applicant shall, in good faith, consult with SMBMI throughout the life of the project.	PD	C	During grading and construction	D	

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