

Attachment A

Mitigation Monitoring and Reporting Program

South Ontario Logistics Center Specific Plan

SECTION 1: AUTHORITY

This environmental Mitigation Monitoring and Reporting Program (Program) has been prepared pursuant to Section 21081.6 of the *California Environmental Quality Act* (CEQA) (Public Resources Code Section 21000 et seq.), and CEQA Guidelines (14 Cal. Code Regs. Section 15000 et seq.) Sections 15091(d) and 15097, to ensure implementation of and provide for the monitoring of mitigation measures required of the South Ontario Logistics Center (Project), as set forth in the Final Environmental Impact Report (EIR) prepared for the Project. This report will be kept on file in the offices of the CEQA Lead Agency, the City of Ontario (City).

As noted in the EIR, the Project has been designed to avoid sensitive resources, as reflected in Project design plans and in Project Design Features. The EIR also addresses the potential environmental impacts of the Project, and, where appropriate, recommends mitigation measures to avoid or substantially lessen significant environmental impacts. The Program detailed in the matrix table below is designed to monitor and ensure implementation of all mitigation measures that are adopted for the Project.

The City is the Lead Agency for the Project and assumes ultimate enforcement responsibilities for implementation of all mitigation measures listed in this Program. The City may assign responsibility for implementation or monitoring to appropriate designees such as a construction manager or third-party monitor. However, as the Lead Agency, the City remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with this Program. In some cases, the City is required to secure permits or approvals from third-party agencies in order to implement a mitigation measure. In these cases, the City is responsible for verifying that such permits or approvals have been obtained in accordance with the conditions stipulated in the mitigation measure. The City's existing planning, engineering, operations, and procurement review and inspection processes will be used as the basic foundation for the Program procedures and will also serve to provide the documentation for the reporting program.

SECTION 2: MONITORING SCHEDULE

Prior to construction, while detailed design plans are being prepared by City staff or its agents, City staff will be responsible for ensuring compliance with mitigation monitoring applicable to the Project construction, development, and design phases. Once construction has begun and is underway, monitoring of the mitigation measures associated with construction will be included in the responsibilities of City staff, who shall prepare or cause to be prepared periodic monitoring reports as appropriate. Regulatory agencies will have to harmonize CEQA mitigation with regulatory permit conditions and monitoring/reporting as part of the regulatory permitting process and will likely require submittal of formal monitoring reports. Once construction has been completed, the City will monitor the project as specified in the mitigation measures or as otherwise deemed necessary. At minimum, the City will prepare a mitigation monitoring status report prior to commencing construction, prior to commencing operations, within 90 days of commencing operations, and following completion of the first full year of operations.

SECTION 3: SUPPORT DOCUMENTATION

Findings and related documentation supporting the findings involving modifications to mitigation measures shall be maintained in the Project file with the Mitigation Monitoring and Reporting Program and shall be made available to the public upon request.

SECTION 4: FORMAT OF MITIGATION MONITORING MATRIX

The mitigation monitoring matrix on the following pages identifies the environmental issue areas for which monitoring is required, the required mitigation measures, the time frame for monitoring, and the responsible implementing and monitoring agencies.

SECTION 5: DEFINITIONS

The following list provides definitions for acronyms used in the mitigation monitoring and reporting program.

<i>Acronyms/Abbreviation</i>	<i>Description</i>
ACM	Asbestos-Containing Materials
AG.....	Agriculture and Forestry
AQ	Air Quality
AST	Aboveground Storage Tank
BIO.....	Biological Resources
BUOW	Burrowing Owl
CAP.....	Climate Action Plan
CARB	California Air Resources Board
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
City	City of Ontario
County	County of San Bernardino
County Coroner	San Bernardino County Coroner
CRMP	Construction Risk Management Plan
CUL	Cultural Resources
DTSC.....	Department of Toxic Substances Control
EIR.....	Environmental Impact Report
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
ESL	Environmental Screening Levels
GEO	Geology and Soils
GHG.....	Greenhouse Gas
HABS	Historic American Buildings Survey
HAZ.....	Hazards and Hazardous Materials
HSP	Health and Safety Plan
ICC	International Code Council
MM.....	Mitigation Measure
NAHC.....	Native American Heritage Commission
PPMV	Parts Per Million Volume
PRC.....	Public Resources Code
PRMP	Paleontological Resource Monitoring Plan
SBCFD.....	San Bernardino County Fire Protection District
SCAQMD.....	South Coast Air Quality Management District
SMP	Soil Management Plan
State	State of California
TCR	Tribal Cultural Resources
TDM.....	Travel Demand Management
TPH	Total Petroleum Hydrocarbons
TRANS	Traffic and Transportation
VMT	Vehicle Miles Travelled
VOC	Volatile Organic Compound

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
AGRICULTURE AND FORESTRY				
<p>MM AG-1: Deed disclosure – In order to reduce conflicts issued between sensitive receptors and agricultural uses, all property owners in the South Ontario Logistics Center Specific Plan shall be provided with a deed disclosure or similar notice approved by the City Attorney regarding the proximity and nature of neighboring agricultural uses. This disclosure shall be applied at the tentative map stage to the affected properties, or otherwise prior to finalizing the sale or rental agreement of any property. The written disclosure shall be supplied to the property purchaser or renter by the vendor or vendor’s agent. The content and text of the disclosure shall be approved by the City Attorney and shall include language to inform new residents that existing agricultural uses may create nuisances such as flies, odors, dust, night-light, and chemical spraying.</p>	Project Applicant	Prior to the approval of tentative tract map	City Attorney	
AIR QUALITY				
<p>MM AQ-1: The Project shall utilize “Super-Compliant” low VOC paints which have been reformulated to exceed the regulatory VOC limits (i.e., have a lower VOC content than what is required) put forth by SCAQMD’s Rule 1113 for all architectural coatings. Super-Compliant low VOC paints shall be no more than 10g/L of VOC. Prior to issuance of a building permit, the Ontario Building Department shall confirm that plans specify that all architectural coatings will be super-compliant low VOC paints.</p>	Project Applicant	Prior to issuance of a building permit	Ontario Building Department	
<p>MM AQ-2: Only electric-powered/zero emissions off-road equipment (e.g., yard trucks/hostlers, forklifts, indoor material handling equipment, etc.) shall be utilized on-site for daily warehouse and business operations. The project developer/facility owner shall disclose this requirement to all tenants/business entities prior to the signing of any lease agreement. In addition, the limitation to use only electric-powered/zero emissions off-road equipment shall be included in all leasing agreements.</p> <p>Prior to issuance of a Business License for a new tenant/business entity, the project developer/facility owner and tenant/business entity shall provide to the City of Ontario Planning Department and Business License Department a signed document (verification document) noting that the project development/facility owner has disclosed to the tenant/business</p>	Project Developer	Prior to issuance of a Business License	City of Ontario Planning Department and Business License Department	

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>entity the requirement to use only electric-powered/zero emissions equipment for daily operations. This verification document shall be signed by authorized agents for the project developer/facility owner and tenant/business entities. In addition, if applicable, the tenant/business entity shall provide documentation (e.g., purchase or rental agreement) to the City of Ontario Planning Department and Business License Department to verify, to the City’s satisfaction, that any off-road equipment utilized will be electric-powered or produce zero emissions.</p> <p><u>Prior to the issuance of building permits, the City of Ontario Building Department shall confirm that if emergency generators are proposed, the Project applicant shall explore non-diesel options. If non-diesel generators are determined to not be feasible, the Project applicant shall provide written justification to be approved by the City’s Building Department.</u></p>				
<p>MM AQ-3: All truck/dock bays that serve cold storage facilities within the proposed buildings shall be electrified to facilitate plug-in capability and support use of electric standby and/or hybrid electric transport refrigeration units. All site and architectural plans submitted to the City of Ontario Planning Department shall note all the truck/dock bays designated for electrification. Prior to the issuance of a Certificate of Occupancy, the City of Ontario Building Department shall verify electrification of the designated truck/dock bays.</p>	Project Applicant	Prior to the issuance of a Certificate of Occupancy	City of Ontario Building Department	
<p>MM AQ-4: Prior to issuance of occupancy permits, the Project operator shall prepare and submit a Transportation Demand Management (TDM) program detailing strategies that would reduce the use of single occupant vehicles by employees by increasing the number of trips by walking, bicycle, carpool, vanpool and transit. The TDM shall include, but is not limited to the following:</p> <ul style="list-style-type: none"> • Provide a transportation information center and on-site TDM coordinator to educate residents, employers, employees, and visitors of surrounding transportation options; • Promote bicycling and walking through design features such as showers for employees, self-service bicycle repair area, etc. around the Project site. 	Project Operator	Prior to the issuance of a Certificate of Occupancy	City of Ontario	

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<ul style="list-style-type: none"> Provide on-site car share amenities for employees who make only occasional use of a vehicle, as well as others who would like occasional access to a vehicle of a different type than they use day-to-day; Promote and support carpool/vanpool/rideshare use through parking incentives and administrative support, such as ride-matching service; and Incorporate incentives for using alternative travel modes, such as preferential load/unload areas or convenient designated parking spaces for carpool/vanpool users. 				
<p>MM AQ-5: All truck access gates and loading docks within the Project site shall have a sign posted that states:</p> <ul style="list-style-type: none"> Truck drivers shall turn off engines when not in use Truck drivers shall shut down the engine after five minutes of continuous idling operation once the vehicle is stopped, the transmission is set to “neutral” or “park,” and the parking brake is engaged. Telephone numbers of the building facilities manager and CARB to report Violations <u>Truck travel is restricted to identified truck routes only In addition, signage shall be installed to direct trucks to the appropriate designated truck routes.</u> 	Project Applicant	Prior to the issuance of a Certificate of Occupancy	City of Ontario	
BIOLOGICAL RESOURCES				
<p>MM BIO-1: The following measures shall be implemented for the indicated species, prior to commencement of ground disturbance at the Project site: Tricolored blackbird, Grasshopper sparrow, Great blue heron, Swainson’s hawk, Yellow rail, California horned lark, Merlin:</p> <ul style="list-style-type: none"> Vegetation removal is recommended to be conducted outside of the nesting season for migratory birds to avoid direct impacts. 	Project Applicant Qualified Biologist	Prior to ground disturbing activities During Construction	Qualified Biologist CDFW	

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<ul style="list-style-type: none"> • If vegetation removal will occur during the migratory bird nesting season, between February 1 and September 15, pre-construction nesting bird surveys shall be performed within three days prior to vegetation removal. • If active nests are found during nesting bird surveys, they shall be flagged. A 250-foot buffer shall be fenced around songbird nests and a 500-foot buffer shall be fenced around raptor nests. • A biological monitor shall visit the site once a week during ground disturbing activities to ensure all fencing is in place and no sensitive species are being impacted. <p>California glossy snake:</p> <ul style="list-style-type: none"> • Three days prior to any ground disturbing activities or vegetation removal, a qualified biological monitor should conduct a pre-construction survey to identify any sensitive biological resources. Any sensitive reptilian species that may be present within the Project area shall be relocated outside of the impact areas. • Biological monitors shall be on-call to relocate any reptile or amphibian that is encountered during construction activities. <p>Western mastiff bat</p> <ul style="list-style-type: none"> • Prior to implementation of Project activities that would demolish the agriculture buildings used for sheltering bovines, a qualified biologist shall conduct a pre-construction survey April 1 through August 31 to determine the presence or absence of roosting bats. If the survey does not identify the presence of occupied roosts, no further action is necessary. • If day roosts or maternity roosts occupied by special-status bat species are documented within construction areas, the bats shall be safely flushed from the sites where roosting habitat is planned to be removed prior to the month of May (maternity roosts are generally occupied from May to August) and prior to the onset of construction activities. The removal of the roosting sites shall occur during the time of day when the roost is unoccupied. The loss of each roost will be compensated for by the construction and installation of two bat 				

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<p>boxes suitable to the bat species and colony size excluded from the original roosting site. The bat boxes shall be installed in the vicinity prior to removal of the original day/maternity roost sites. A detailed program for bat flushing, roosting site removal, and installation of bat boxes shall be developed in consultation with a qualified biologist. The specifications of the bat boxes must be based upon the species of bat and the size of the colony to be affected by the Project. The Bat Management Plan for excluding bats must be developed by the qualified biologist in consultation with CDFW to ensure mortality to bats does not occur. The Bat Management Plan will be based upon the species of bat, number of roosts, and the size of the colony to be affected by the Project. Performance standards will be developed based on the results of the bat survey consistent with CDFW recommendations such that no residual significant impacts would remain.</p> <p>Western pond turtle:</p> <ul style="list-style-type: none"> • <u>Within the breeding season (May-July) prior to the onset of construction activities, a CDFW-approved qualified biologist shall conduct pre-construction trapping surveys, following U.S. Geological Survey trapping protocol, for western pond turtle within all areas of any suitable aquatic habitat for this species (e.g., retention and treatment ponds). If western pond turtles are observed or trapped during the pre-construction survey, the Project Proponent shall either avoid impacts to western pond turtle aquatic and terrestrial habitat or shall prepare for CDFW review and approval, a translocation plan identifying proposed protocol for trapping and relocating turtles, including identifying potential, appropriate receiver sites to relocate western pond turtles to. If no western pond turtles are observed during the pre-construction survey, then construction activities may begin. If construction is delayed or halted for more than 30 days, another pre-construction survey for western pond turtle shall be conducted. Within seven days of the pre-construction survey, a report of findings from the survey shall be submitted to the CDFW. During construction, a qualified biological monitor who has been approved by the CDFW to relocate western pond turtles shall be on-site to ensure that no</u> 				

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<p>western pond turtles are harmed. Within 14 days prior to the onset of construction activities, a qualified biologist shall conduct pre-construction surveys for western pond turtle within all areas that fall within 100 feet of any suitable aquatic and upland nesting habitat for this species (stock/retention ponds). If western pond turtles are observed during the pre-construction survey, the California Department of Fish and Wildlife shall be contacted. If no Western pond turtles are observed during the pre-construction survey, then construction activities may begin. If construction is delayed or halted for more than 30 days, another pre-construction survey for western pond turtle shall be conducted. Within seven days of the pre-construction survey, a report of findings from the survey shall be submitted to the California Department of Fish and Wildlife.</p> <ul style="list-style-type: none"> If western pond turtles are observed in the construction area at any time during construction, the on-site biological monitor shall be notified and construction in the vicinity of the sighting shall be halted until such a time as a turtle has been removed from the construction zone and relocated by an approved biologist. If a sighting occurs during construction, the biologist shall prepare a report of the event and submit it to CDFW. During construction, a qualified biological monitor who has been approved by the California Department of Fish and Wildlife to relocate western pond turtles shall be on-site to ensure that no western pond turtles are harmed. If western pond turtles are observed in the construction area at any time during construction, the on-site biological monitor shall be notified and construction in the vicinity of the sighting shall be halted until such a time as a turtle has been removed from the construction zone and relocated by an approved biologist. If a sighting occurs during construction, the biologist shall prepare a report of the event and submit it to CDFW. 				
<p>MM BIO-2: Burrowing Owl Surveys. Phase 1: <u>Prior to issuance of a demolition or grading permit for any ground disturbing activity, a qualified biologist shall conduct a pre-construction presence/absence survey for burrowing owls within</u> The Project Applicant shall complete an</p>	Project Applicant	Prior to ground disturbing activities	Qualified Biologist	

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>initial BUOW take avoidance survey no less than 14 days prior to initiating ground disturbance activities. Surveys shall be conducted consistent with the procedures is outlined in the “California Department of Fish and Wildlife (CDFW) 2012 Staff Report on Burrowing Owl Mitigation.” If the species is absent, no additional mitigation will be required. Implementation of avoidance and minimization measures (e.g., eliminating actions that reduce burrowing owl forage and burrowing surrogates (e.g., ground squirrel), or introduce/facilitate burrowing owl predators) would be triggered by positive owl presence on the site where Project activities would occur. The development of avoidance and minimization approaches would be evaluated by monitoring burrowing owls (if present on-site). BUOW may re-colonize a site after only a few days. Time lapses between Project activities trigger subsequent take avoidance surveys including but not limited to a final survey conducted within 24 hours prior to ground disturbance.</p> <p><u>If burrowing owl(s) are observed on-site during the pre-construction clearance survey;</u></p> <ul style="list-style-type: none"> <u>Prior to disturbance of the occupied burrows, suitable and unoccupied replacement burrows shall be provided at a ratio of 2:1 within designated off-site conserved lands to be identified through coordination with CDFW and the City in which the burrowing owl(s) is(are) detected. A qualified biologist shall confirm that the artificial burrows are currently unoccupied and suitable for use by owls.</u> <u>Until suitable replacement burrows have been provided/confirmed within the off-site conserved lands to be identified through coordination with CDFW and the City of Ontario, no disturbance shall occur within 50 meters (approximately 160 feet) of occupied burrows during the nonbreeding season (September 1 through January 31) or within 75 meters (approximately 250 feet) during the breeding season (February 1 through August 31).</u> <u>Occupied burrows should not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist approved by CDFW verifies through non-invasive methods that either: 1) the birds have not begun egg-laying and incubation; or 2)</u> 				

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<p><u>that juveniles from the occupied burrows are foraging independently and are capable of independent survival.</u></p> <ul style="list-style-type: none"> <u>If burrowing owls are present at the time that the occupied burrows are to be disturbed, then the owls shall be excluded from the site following the 2012 CDFG Staff Report.</u> <p><u>Phase 2 and SB 330 Replacement Site: Prior to any site-specific development, potential future residential development would be required to conduct site-specific biological resource surveys, including an arborist report, as part of the City’s standard discretionary review process, including compliance with CEQA and applicable local, state, and federal regulations.</u></p>				
CULTURAL RESOURCES				
<p>MM CUL-1: Prior to issuance of a building grading permit, every effort shall be made to relocate <u>the following</u> buildings:</p> <ul style="list-style-type: none"> <u>Boersma House – 14746 S. Grove Avenue</u> <u>Dairy/Milk Parlor (Boersma) – adjacent to above address</u> <u>Borba House – 7955 Eucalyptus Avenue</u> <p>The buildings shall be offered at no cost for those who can relocate off-site. Advertisements notifying the public of the opportunity to relocate the buildings shall be placed for a minimum of 45 days: on-site with temporary signage, in at least 3 local publications (newspapers, magazines, local organization newsletters), and on local bulletin boards (realtor’s offices, local business). Applicant shall notify a minimum of 3 non-profit heritage organizations in writing of the building.</p>	Project Applicant	Prior to issuance of a building grading permit	City of Ontario	
<p>MM CUL-2: Full documentation, including as-built drawing of elevations, architectural details, floor plan and site plan, and photographs following HABS standards, of the historic resource shall be submitted to the Planning Department for review and approval and subsequent release to the Ovitt Family Community Library, Model Colony History Room prior to issuance of demolition building permit. One archival and one non-archival copy submitted to the Planning Department is required.</p>	Project Applicant	Prior to issuance of a building grading permit	City of Ontario Planning Department	
<p>MM CUL-3: A mitigation fee pursuant to Section 7.01.030 of the Ontario Development Code shall be paid to the Planning Department prior to issuance of any building permit. The mitigation fee is equal to 10%</p>	Project Applicant	Prior to issuance of a building grading permit	City of Ontario Planning Department	

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(moderate) or 20% (high) of the price per square foot construction cost as established in the most current ICC Building Valuation Data. The applicable percentage is determined by the level of integrity of the resource. The fee amount will be provided by the Planning Department at the time of payment.				
MM CUL-4: A determination whether items within or on the resource should be salvaged shall be made by the Planning Department. The applicant shall be responsible for the removal, relocation and donation of such items selected for salvaging. An inventory of salvaged items shall be provided by the applicant to the Planning Department prior to be to issuance of demolition permit.	Project Applicant	Prior to issuance of a demolition permit	City of Ontario Planning Department	
MM CUL-5: Develop a historic context report for significant persons in the dairy farm industry such as the Borba family.	Project Applicant	Prior to issuance of a building grading permit	City of Ontario	
MM CUL-6: Prior to the issuance of any grading permits for the Project site, a Cultural Awareness Training Program shall be provided to all construction managers and construction personnel prior to commencing any ground disturbance work at the Project sites. The training shall be prepared and conducted by a Qualified Archaeologist to the satisfaction of the City Planning Department. The training may be discontinued when ground disturbance is completed. Construction personnel shall not be permitted to operate equipment within the construction area unless they have attended the training. A copy of the training transcript and/or training video, as well as a list of the names of all personnel who attended the training and copies of the signed acknowledgment forms shall be submitted to the City Planning Department for their review and approval.	Project Applicant	Prior to issuance of a grading permit	City of Ontario Planning Department	
GEOLOGY AND SOILS				
MM GEO-1: Periodic paleontological spot checks would be conducted when excavation exceeds depths of five feet to determine if older, paleontologically sensitive sediments are present. If present, monitoring would be implemented. Prior to the start of construction, a paleontological resource monitoring plan (PRMP) would be prepared and implemented. The Project's PRMP would implement the following procedures:	Project Applicant	Prior to the start of construction	City of Ontario	

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<ul style="list-style-type: none"> A trained and qualified paleontological monitor would perform spot-check and/or monitoring of any excavations on the Project that have the potential to impact paleontological resources in undisturbed native sediments below five feet in depth. The monitor would have the ability to redirect construction activities to ensure avoidance of adverse impacts to paleontological resources. The Project paleontologist may re-evaluate the necessity for paleontological monitoring after examination of the affected sediments during excavation, with approval from Lead Agency and Client representatives. Any potentially significant fossils observed shall be collected and recorded in conjunction with best management practices and Society of Vertebrate Paleontology professional standards. Any fossils recovered during mitigation shall be deposited in an accredited and permanent scientific institution for the benefit of current and future generations. A report documenting the results of the monitoring, including any salvage activities and the significance of any fossils, shall be prepared and submitted to the appropriate personnel. 				
GREENHOUSE GAS				
<p>MM GHG-1: All project Project development proposals with building permit applications on file with the City prior to approval and adoption of updates to the December 16, 2014 CAP shall implement Screening Table Measures that achieve at least 100 points per the Screening Tables. The City shall verify that Screening Table Measures achieving the 100-point performance standard are incorporated in development plans prior to the issuance of building permit(s) and/or site plans (as applicable). The City shall verify implementation of the selected Screening Table Measures prior to the issuance of Certificate(s) of Occupancy. At the discretion of the City, measures that provide GHG reduction equivalent to GHG emissions reductions achieved via the Screening Table Measures may be implemented. Multiple development proposals may, at the discretion of the City, be allowed to collectively demonstrate achievement of at least 100 points per the Screening Tables.</p>	Project Applicant	Prior to the issuance of occupancy permits	City of Ontario	

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
HAZARDS				
<p>MM HAZ-1: Prior to the issuance of grading permits, the Project Applicant shall conduct further testing for the presence of methane on the Project site, in accordance with DTSC methane assessment guidelines. The Project Applicant shall prepare a methane gas soil survey and implement grading activity recommendations to the satisfaction of the City Building Department. This survey and recommendation shall include a post-construction soil gas investigation and installation of methane gas mitigation systems where post-grading methane levels exceed 5,000 parts per million volume (ppmv), should any such levels occur.</p>	Project Applicant	Prior to the issuance of grading permits	City Building Department	
<p>MM HAZ-2: Following drainage of the on-site ponds, the Project Applicant shall conduct a limited Phase II subsurface assessment of sediments to evaluate the sediments for chemical risks to human health and the environment. If contamination from dairy and animal-related wastes is encountered at a level above Environmental Screening Levels (ESLs) for non-residential uses, the appropriate environmental agency (Regional Water Quality control Board, Department of Toxic Substance Control, South Coast Air Quality Management District) shall be notified. Any contamination identified as a result of such testing/sampling shall be investigated, and removed or remediated to the satisfaction of the environmental agency with evidence provided to the City, such that there are no residual significant impacts following mitigation. <u>Prior to allowing the commencement of any soil removal or hauling activities at the Proposed Project, the City will review and/or evaluate potential air quality impacts (criteria pollutants and toxic air contaminants from equipment exhaust, earthmoving, and other on-site remedial activities, as applicable) to verify that impacts are properly assessed and disclosed in accordance with CEQA.</u></p>	Project Applicant	Following drainage of the on-site ponds	City of Ontario	
<p>MM HAZ-3: Soil Management Plan. Prior to issuance of a grading permit, the Project Applicant shall retain a qualified environmental consultant to prepare a Soil Management Plan (SMP) that details procedures and protocols for on-site management of soils containing potentially hazardous materials. The SMP would be implemented during grading activities on-site to ensure that soils containing residual levels of</p>	Project Applicant	Prior to the issuance of grading permits	City of Ontario	

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>hydrocarbons or arsenic are properly identified, monitored, and managed on-site, and include the following:</p> <ul style="list-style-type: none"> • A certified hazardous waste hauler shall remove all potentially hazardous soils. In addition, sampling of soil shall be conducted during excavation to ensure that all petroleum hydrocarbon and arsenic impacted soils are removed, and that ESLs for non-residential uses are not exceeded. Excavated materials shall be transported per California Hazardous Waste Regulations to a landfill permitted by the State to accept hazardous materials. • Any subsurface materials exposed during construction activities that appear suspect of contamination, either from visual staining or suspect odors, shall require immediate cessation of excavation activities. Soils suspected of contamination shall be tested for potential contamination. If contamination is found to be present per the DTSC Screening Levels for industrial/commercial land use (DTSC- SLi) and the EPA Regional Screening Levels for industrial/commercial land use (EPA- RSLi), it shall be transported and disposed of per state regulations to an appropriately permitted landfill. • The SMP shall include a Health and Safety Plan (HSP) that addresses potential safety and health hazards and includes the requirements and procedures for employee protection. Each contractor will be required to have their own HSP tailored to their particular trade that addresses the general Project safety requirements. The HSP shall also outline proper soil handling procedures and health and safety requirements to minimize worker and public exposure to hazardous materials during construction. • The SMP shall be prepared and executed in accordance with South Coast Air Quality Management District Rule 1166, Volatile Organic Compound Emissions from Decontamination of Soil. The SMP shall require the timely testing and sampling of soils so that contaminated soils can be separated from inert soils for proper disposal. The SMP shall specify the testing parameters and sampling frequency. Anticipated testing includes total petroleum 				

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<p>hydrocarbons (TPH), volatile organic compounds (VOCs), and semi-volatile organic compounds (SVOCs). During excavation, SCAQMD Rule 1166 requires that soils identified as contaminated shall be sprayed with water or another approved vapor suppressant or covered with sheeting during periods of inactivity of greater than an hour, to prevent contaminated soils from becoming airborne. Under SCAQMD Rule 1166, contaminated soils shall be transported from the Project site by a licensed transporter and disposed of at a licensed storage/treatment facility to prevent contaminated soils from becoming airborne or otherwise released into the environment.</p> <ul style="list-style-type: none"> All SMP measures shall be printed on the construction documents, contracts, and Project plans prior to issuance of grading permits. 				
<p>MM HAZ-4: Construction period testing. Construction at the Project site shall be conducted under a Project-specific Construction Risk Management Plan (CRMP) to protect construction workers, the general public, and the environment from subsurface hazardous materials previously identified and to address the possibility of encountering unknown contamination or hazards in the subsurface. The CRMP shall summarize soil and groundwater analytical data collected on the Project sites during past investigations and during site investigation activities; delineate areas of known soil and groundwater contamination if applicable; and identify soil and groundwater management options for excavated soil and groundwater, in compliance with local, state, and federal statutes and regulations.</p> <p>The CRMP shall:</p> <ul style="list-style-type: none"> Provide procedures for evaluating, handling, storing, testing, and disposing of soil and groundwater during Project excavation and dewatering activities, respectively. Require the preparation of a Project-specific HSP that identifies hazardous materials present, describes required health and safety provisions and training for all workers potentially exposed to hazardous materials in accordance with State and Federal worker 	Project Applicant	Prior to the issuance of construction and demolition permits	County of San Bernardino	

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>safety regulations, and designates the personnel responsible for HSP implementation.</p> <ul style="list-style-type: none"> Require the preparation of a contingency plan that shall be applied should previously unknown hazardous materials be encountered during construction activities. The contingency plan shall include provisions that require collection of soil and/or groundwater samples in the newly discovered affected area by a qualified environmental professional prior to further work, as appropriate. The analytical results of the sampling shall be reviewed by the qualified environmental professional and submitted to the appropriate regulatory agency. The environmental professional shall provide recommendations, as applicable, regarding soil/waste management, worker health and safety training, and regulatory agency notifications, in accordance with local, state, and federal requirements. Work shall not resume in the area(s) affected until these recommendations have been implemented under the oversight of the County or regulatory agency, as appropriate. Designate personnel responsible for implementation of the CRMP. The CRMP shall be submitted to the County for review and approval prior to the issuance of construction and demolition permits. This measure would reduce the hazards and hazardous materials impact to a less-than-significant level. 				
<p>MM HAZ-5: Prior to the commencement of any construction related site activities (clearing, demolition, grading etc.), all ASTs shall be removed. ASTs storing diesel shall be disposed of by a State of California licensed contractor and in compliance with the required SBCFD Hazardous Materials Division regulations for tank removals. For stained soils in the vicinity of diesel containing ASTs, as identified in the Phase I ESA dated October 11, 2018, soil samples shall be collected, as directed by the SBCFD inspector, for chemical analysis at a laboratory licensed by the State of California. If contaminated soils are encountered, a soil management plan shall be prepared to manage the stained soils during redevelopment.</p>	Project Applicant	Prior to construction activities	City of Ontario	

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>MM HAZ-6: Prior to the issuance of a demolition permit for any buildings or structures on-site, the Project Applicant shall conduct a comprehensive ACM survey to identify the locations and quantities of ACM in above-ground structures. The Project Applicant shall retain a licensed or certified asbestos consultant to inspect buildings and structures on-site. The consultant’s report shall include requirements for abatement, containment, and disposal of ACM, if encountered, in accordance with SCAQMD Rule 1403.</p>	Project Applicant	Prior to the issuance of a demolition permit	City Building Department	
TRAFFIC AND TRANSPORTATION				
<p>MM TRANS-1: At the time of Certificate of Occupancy for future tenants, the future tenant shall demonstrate implementation of reasonable and feasible VMT reduction measures to the satisfaction of the City of Ontario Planning Director. Measures to be considered include, but are not limited to VMT measures 1, 6 and 7 as described in EIR Appendix I2.</p>	Project Applicant	Prior to the issuance of occupancy permits	City of Ontario Planning Director	
TRIBAL CULTURAL RESOURCES				
<p>MM TCR-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 Gabrieleno Band of Mission Indians-Kizh Nation – the tribe that consulted on this Project pursuant to Assembly Bill A52 (the “Tribe” or the “Consulting Tribe”). A copy of the executed contract shall be submitted to the City of Ontario Planning and Building Department prior to the issuance of any permit necessary to commence a ground-disturbing activity. The Tribal monitor will 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 will complete daily monitoring logs that will provide descriptions of the day’s activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when 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.</p>	Project Applicant	Prior to the commencement of any ground disturbing activity	Native American Monitor approved by the Gabrieleno Band of Mission Indians-Kizh Nation	

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>Upon discovery of any Tribal Cultural Resources, construction activities shall cease in the immediate vicinity of the find (not less than the surrounding 100 feet) until the find can be assessed. All Tribal Cultural Resources unearthed by project activities shall be evaluated by the qualified archaeologist and Tribal monitor approved by the Consulting Tribe. If the resources are Native American in origin, the Consulting Tribe will 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 5097.98(d)(1) and (2). Work may continue on other parts of the Project Site while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section 15064.5[f]). If a non-Native American resource is determined by the qualified archaeologist to constitute a “historical resource” or “unique archaeological resource,” time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and PRC Sections 21083.2(b) for unique archaeological resources.</p> <p>Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, it shall be offered to a local school or historical society in the area for educational purposes.</p>				