

# MITIGATION MONITORING AND REPORTING PROGRAM

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## A. INTRODUCTION

This Mitigation Monitoring and Reporting Program (MMRP) has been prepared in compliance with the requirements of Public Resources Code Section 21081.6 and Section 15097 of the State California Environmental Quality Act (CEQA) Guidelines. Public Resources Code Section 21081.6 requires a lead agency to adopt a “reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.” In addition, State CEQA Guidelines Section 15097(a) requires that a public agency “adopt a program for monitoring or reporting monitoring or reporting on the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant environmental effects.”

The City of Fontana is the lead agency for the project and, therefore, is responsible for administering and implementing the MMRP. A public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity that accepts the delegation; however, until mitigation measures have been completed, the lead agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program.

An Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared to address the potential environmental impacts of the project. The evaluation of the project’s impacts in the IS/MND identifies mitigation measures to avoid or reduce potentially significant environmental impacts. This MMRP is designed to monitor implementation of the mitigation measures identified for the project.

## B. ORGANIZATION

As shown on the following pages, each mitigation measure for the project is listed and categorized by impact area, with an accompanying identification of the following:

- **Monitoring Phase:** The phase of the project during which the mitigation measure shall be monitored:
  - Pre-construction, including the design phase.
  - Construction.
  - Occupancy (post-construction).
- **Enforcement Agency:** The agency with the power to enforce the mitigation measure.
- **Monitoring Agency:** The agency to which reports involving feasibility, compliance, implementation, and development are made.
- **Monitoring Frequency:** The frequency at which the mitigation measure shall be monitored.
- **Action(s) Indicating Compliance:** The action of which the Enforcement Agency or Monitoring Agency indicates that compliance with the required mitigation measure has been implemented.

## C. ADMINISTRATIVE PROCEDURES AND ENFORCEMENT

This MMRP shall be enforced throughout all phases of the project. The Applicant or its Successor shall be responsible for implementing each mitigation measure and shall be obligated to provide verification, as identified below, to the appropriate monitoring and enforcement agencies that each mitigation measure

has been implemented. The Applicant or its Successor shall maintain records demonstrating compliance with each mitigation measure listed below. Such records shall be made available to the City upon request.

During the construction phase and prior to the issuance of building permits, the Applicant or its Successor shall retain an independent Construction Monitor (either via the City or through a third-party consultant), approved by the City of Fontana Planning Department, who shall be responsible for monitoring implementation of mitigation measures during construction activities consistent with the monitoring phase and frequency set forth in this MMRP.

The Construction Monitor shall also prepare documentation of the Applicant or its Successor's compliance with the mitigation measures during construction every 90 days in a form satisfactory to the Planning Department. The documentation must be signed by the Applicant or its Successor and Construction Monitor and be included as part of the Applicant or its Successor's Compliance Report. The Construction Monitor shall be obligated to immediately report to the Enforcement Agency any non-compliance with mitigation measures within two businesses days if the Applicant or its Successor does not correct the non-compliance within a reasonable time of notification to the Applicant or its Successor by the monitor or if the non-compliance is repeated. Such non-compliance shall be appropriately addressed by the Enforcement Agency.

#### **D. PROGRAM MODIFICATION**

After review and approval of the final MMRP by the lead agency, minor changes, and modifications to the MMRP are permitted, but can only be made subject to City approval. The lead agency, in conjunction with any appropriate agencies or departments, will determine the adequacy of any proposed change or modification. This flexibility is necessary considering the nature of the MMRP and the need to protect the environment. No changes will be permitted unless the MMRP continues to satisfy the requirements of CEQA, as determined by the lead agency.

The project shall be in substantial conformance with the mitigation measures contained in this MMRP. The enforcing departments or agencies may determine substantial conformance with mitigation measures in the MMRP in their reasonable discretion. If the department or agency cannot find substantial conformance, a mitigation measure may be modified or deleted if the enforcing department or agency, or the decision maker for a subsequent discretionary project-related approval, complies with State CEQA Guidelines Sections 15162 and 15164, including by preparing an addendum or subsequent environmental clearance to analyze the impacts from the modifications to, or deletion of, the mitigation measures. Any addendum or subsequent CEQA clearance shall explain why the mitigation measure is no longer needed, not feasible, or the other basis for modifying or deleting the mitigation measure, and that the modification will not result in a new significant impact consistent with the requirements of CEQA. Under this process, the modification or deletion of a mitigation measure shall not require a modification to any project discretionary approval unless the Director of Planning also finds that the change to the mitigation measures results in a substantial change to the project or the non-environmental conditions of approval.

#### **E. MITIGATION MONITORING AND REPORTING PROGRAM**

The table detailing the MMRP follows on the next page.

Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Monitoring Frequency	Action Indicating Compliance	Verification of Compliance		
						Name	Date	Remarks
<b>Air Quality</b>								
<b>MM AQ-1</b> Prior to approval of development at Site B, an air quality impact assessment shall be conducted in accordance with South Coast Air Quality Management District guidelines as well as a Health Risk Assessment in accordance with California Office of Environmental Health Hazard Assessment. Mitigation measures shall be required as necessary based on the findings of these studies to ensure impacts are reduced to less than significant, and any future development that would result in unavoidable/unmitigatable significant impact shall be prohibited. Such measures could include, but not necessarily be limited to, the following: <u>During construction:</u> <ul style="list-style-type: none"> <li>• Tier 4 Final engine ratings for construction equipment</li> <li>• Limiting the amount of daily grading disturbance area.</li> <li>• Forbidding idling of heavy equipment for more than three minutes.</li> <li>• Using paints, architectural coatings, and industrial maintenance coatings that have volatile organic compound levels of less than 10 g/L.</li> </ul> <u>During operation:</u> <ul style="list-style-type: none"> <li>• Forbidding trucks from idling for more than three minutes and requiring operators to turn off engines when not in use.</li> <li>• Installing solar photovoltaic systems</li> <li>• Meeting CalGreen Tier 2 green building standards, including all provisions related to designated parking for clean air vehicles, electric vehicle charging, and bicycle parking.</li> <li>• Using paints, architectural coatings, and industrial maintenance coatings that have volatile organic compound levels of less than 10 g/L.</li> </ul>	Pre-construction for Site B	Planning Dept.	Planning Dept.	Prior to project approval of development at Site B	City approval of development at Site B			
<b>Biological Resources</b>								
<b>MM BIO-1</b> In the event that any construction, development, or other project activities is proposed for Site B, clearing and grubbing, equipment staging, excavation or other construction-related activity or vegetation management activities requiring the use of heavy equipment (e.g., bobcat), a qualified biologist shall conduct a field survey of Site B. Minimum qualifications for a qualified biologist will be a four-year college degree in biology or related field and demonstrated experience with the species of concern. The survey shall detail the existing biological species, habitats, and communities present at Site B and identify any candidate, sensitive, or special status species; riparian or other sensitive natural communities; wetlands; and heritage, significant, or specimen trees protected by Fontana Municipal Code Chapter 28, Article III that may be present. <u>Special Status Plant Species:</u> If any special-status plant species are found to occur within the work limits, the qualified biologist shall establish an adequate buffer area for each plant to exclude activities that directly remove or alter the habitat of, or result in indirect adverse	Pre-construction for Site B	Planning Dept.	Planning Dept.	Prior to project approval of development at Site B	City approval of development at Site B			

Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Monitoring Frequency	Action Indicating Compliance	Verification of Compliance		
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<p>impacts on, the special-status plant species. The qualified biologist shall oversee installation of a temporary, plastic, mesh-type construction fence at least four feet tall around any established buffer area to prevent encroachment by construction vehicles and personnel. The qualified biologist shall determine the exact location of the fencing. The fencing shall be checked and maintained weekly until all construction is complete. The buffer zone established by the fencing shall be marked by a sign identifying the special-status plant and the applicable protection regulation (Endangered Species Act of 1973, California Native Plant Protection Act, etc.). No construction activity shall be allowed until the above conditions are met. Any special-status plant species observed during surveys shall be reported to the USFWS and CDFW and submitted to the CNDDDB.</p> <p>If direct impacts cannot be avoided, the City shall require that the Applicant prepare a plan for minimizing the impacts by one or more of the following methods: 1) salvage and replant plants at the same location following construction; 2) salvage and relocate the plants to a suitable off-site location with long-term assurance of site protection; 3) collect seeds or other propagules for reintroduction at the site or elsewhere; or 4) payment of fees in lieu of preservation of individual plants, to be used for conservation efforts elsewhere. The success criterion for any seeded, planted, and/or relocated plants shall be full replacement at a 1:1 ratio after five years. Monitoring surveys of the seeded, planted, or transplanted individuals shall be conducted for a minimum of five years, to ensure that the success criterion can be achieved at year 5. If it appears the success criterion would not be met after five years, contingency measures may be applied. Such measures shall include, but not be limited to: additional seeding and planting; altering or implementing weed management activities; or, introducing or altering other management activities.</p> <p><u>Special Status Animal Species:</u> Prior to conducting preconstruction surveys, the qualified biologist shall prepare a relocation plan that describes the appropriate survey and handling methods for all special-status species with the potential to occur at Site B based on the literature review and identify nearby relocation sites where individuals would be relocated if found during the preconstruction surveys. The relocation plan shall be submitted to CDFW for review prior to the start of construction activities. The animal shall be relocated to equivalent or better habitat relative to where it was found. Preconstruction surveys shall be conducted within 5 days prior to the start of any onsite activities. If any special-status wildlife species is identified, construction activities shall not begin in the immediate vicinity of the individual until USFWS and/or CDFW is contacted and the individual has been allowed to leave the construction area or the qualified biologist has relocated the individual according to the relocation plan. Any special-status species observed during surveys shall be reported to the USFWS and CDFW so the observations can be added to the CNDDDB.</p> <p><u>Sensitive Natural Communities and Wetlands:</u> In the event that sensitive natural communities or wetlands are identified, the qualified biologist shall prepare a Wetland Management Plan delineating any</p>								

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<p>sensitive natural communities and wetlands and detailing avoidance and minimization measures that must be implemented during construction. The construction contractor(s) shall implement the following general avoidance and minimization measures to protect sensitive natural communities, wetlands, and waters during construction:</p> <ul style="list-style-type: none"> <li>• Work areas shall be delineated with stakes and flagging prior to construction to avoid sensitive natural resources outside of the project area. Any construction-related disturbance outside of these boundaries, including driving, parking, temporary access, sampling or testing, or storage of materials, shall be prohibited without explicit approval of the City and qualified biologist.</li> <li>• The introduction of exotic plant species shall be avoided through physical or chemical removal and prevention. Measures to prevent the introduction of exotic plants into the project site via vehicular sources shall include vehicle cleaning for vehicles coming to the site and leaving the site. Earthmoving equipment shall be cleaned prior to transport to the project area. Weed-free rice straw or other certified weed-free straw shall be used for erosion control.</li> <li>• Construction equipment shall not be stored in sensitive natural communities, wetlands, or waters.</li> </ul> <p>Any temporary construction impacts shall be restored in place to pre-activity functions. Where avoidance and minimization are not feasible or desirable for resource protection, and permanent impacts, including removal, occur, applicable U.S. Army Corps of Engineers (USACE) permits shall be obtained. Permanent impacts shall be mitigated with wetland compensation through a USACE-approved mitigation bank and/or in-lieu fee program. Mitigation banking or in-lieu fees shall result in no net loss of jurisdictional aquatic resources. A functional assessment, such as the California Rapid Assessment Method, of the jurisdictional areas proposed to be impacted and preserved at the mitigation site shall be conducted to evaluate the existing functions and services within the jurisdictional drainages and ensure that the functions and values of the jurisdictional areas lost are replaced at the mitigation site. The precise mitigation ratio shall depend on the functions and values of the mitigation site and the value of the wetland established by the Wetland Management Plan.</p> <p><u>Heritage, Significant, and Specimen Trees:</u> In the event that heritage, significant, or specimen trees are identified on Site B, an arborist certified by the International Society of Arboriculture be retained to make a recommendation as to the feasibility of maintaining or removing the tree(s). If any heritage, significant, or specimen trees are to be removed, replacement trees of a species approved by the Community Development Director or their designee shall be planted on the property from which the tree(s) are to be removed or at an approved off-site location.</p>								
<p><b>MM BIO-2</b> Vegetation clearing and ground disturbance shall be prohibited at the project site during the migratory bird nesting season (January 31 through September 1), unless a migratory bird nesting survey is completed in accordance with the following requirements:</p>	Pre-construction for Site A or Site B	Planning Dept.; Building and Safety Dept.	Planning Dept.; Building and Safety Dept.	No less than 14 days before grading commences if grading is to	Completion of survey, if applicable			

Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Monitoring Frequency	Action Indicating Compliance	Verification of Compliance			
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<ul style="list-style-type: none"> <li>A nesting bird survey shall be conducted on the project site and within suitable habitat located within a 500-foot radius of the project site by a qualified biologist within three (3) days prior to initiating vegetation clearing or ground disturbance.</li> <li>If the survey identifies the presence of active nests, then the nests shall not be disturbed unless the qualified biologist verifies through non-invasive methods that either (i) the adult birds have not begun egg-laying and incubation; or (ii) the juveniles from the occupied nests are capable of independent survival.</li> <li>If the biologist is not able to verify any of the conditions from sub-item "b," above, then no disturbance shall occur within a buffer zone specified by the qualified biologist for each nest or nesting site. The buffer zone shall be species-appropriate (no less than 100-foot radius around the nest for non-raptors and no more than a 500-foot radius around the nest for raptors) and shall be sufficient to protect the nest from direct and indirect impacts from construction activities. The size and location of buffer zones, if required, shall be based on consultation with the California Department of Fish and Wildlife and the U.S. Fish and Wildlife Service and shall be subject to review and approval by the City. The nests and buffer zones shall be field checked weekly by a qualified biological monitor. The approved buffer zone shall be marked in the field with construction fencing, within which no vegetation clearing or ground disturbance shall commence until the qualified biologist with City concurrence verify that the nests are no longer occupied and/or juvenile birds can survive independently from the nests.</li> </ul>				commence between January 31 and September 1					
<b>Cultural Resources</b>									
<b>MM CUL-1</b> In the event the project design changes, and ground disturbance is anticipated beyond the project area as it is currently defined, further surveys shall be conducted in those new areas to assess the presence of cultural resources. The City shall retain a Secretary of the Interior Qualified Archaeologist to oversee the execution of a survey of the new or expanded project areas. Any newly discovered or previously recorded cultural resources within the additional survey areas shall be recorded (or updated) on appropriate DPR 523-series forms and a technical report shall be prepared and submitted to the City which shall include a summary of the field survey and additional research as well as management recommendations and mitigation measures, as necessary. The report shall be completed prior to any ground disturbing activities.	Pre-construction for Site A or Site B	Planning Dept.; Building and Safety Dept.	Planning Dept.; Building and Safety Dept.	Prior to ground disturbance and ongoing during construction in affected areas, if applicable	Completion of the survey and technical report with appropriate DPR 523 forms as applicable				
<b>MM CUL-2</b> An intensive pedestrian survey to addend the cultural resources shall be conducted prior to issuance of any ground-disturbance-related permits or other construction-related activities within Site B. In the event that resources are discovered, measures identified in the subsequent addended report shall be adhered to in conjunction with, and to the satisfaction of, the City. Such measures shall stipulate that any newly discovered or previously recorded cultural resources within Site B's area of disturbance shall be recorded (or updated) on appropriate DPR 523-series forms and included in the addended	Pre-construction for Site B	Planning Dept.; Building and Safety Dept.	Planning Dept.; Building and Safety Dept.	Prior to project approval of development at Site B	City approval of development at Site B				

Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Monitoring Frequency	Action Indicating Compliance	Verification of Compliance		
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cultural resources technical report, which shall be submitted to the City, and which shall include a summary of the field survey and additional research as well as management recommendations and mitigation measures, as necessary.								
<b>Energy</b>								
<b>MM ENG-1</b> Prior to approval of development at Site B, a supplemental energy analysis shall be conducted. Mitigation measures shall be required as necessary based on the findings of the supplemental analysis to ensure impacts are reduced to less than significant, and any future development that would result in unavoidable/unmitigatable significant impact shall be prohibited. Such measures could include, but not necessarily be limited to, the following exceeding Title 24 minimum requirements, programs to reduce the Vehicle Miles Traveled to the site, solar panels, etc.	Pre-construction for Site B	Planning Dept.	Planning Dept.	Prior to project approval of development at Site B	City approval of development at Site B			
<b>Geology and Soils</b>								
<b>MM GEO-1</b> Future development at Site B shall be subject to a geological and soils assessment and development-specific geotechnical investigation and associated design recommendations. Such measures could include, but not necessarily be limited to, the following: <ul style="list-style-type: none"> <li>All grading and earthworks shall be observed and tested by the Project Geotechnical Engineer, Engineering Geologist, and/or their authorized representatives. These tasks shall be performed in accordance with the recommendations contained in the site- and project-specific Geotechnical Report, in accordance with the current Building Code requirements of the City of Fontana, and in accordance with the Geotechnical Engineer and/or Engineering Geologist's Recommended Earthwork Specifications.</li> <li>Structural designs shall consider seismic (earthquake) loading factors in compliance with state and City Building Code.</li> <li>Slope stability, expansive soils, compressible soils and other similar engineering geology and geotechnical hazard considerations shall conform with the grading standards in the State of California Building Code, City of Fontana Building Code, and by the general requirement for engineering investigation reports, and by many of the implementation programs within other categories.</li> <li>A final project design-specific geotechnical and engineering geology report is required to be prepared by a California-licensed geotechnical engineer, California-certified engineering geologist, and civil engineer with expertise in geotechnical issues registered in the State of California during project design and prior to project construction in compliance with the most current City guidelines. The investigation is required to address the proposed project foundation and structure design to minimize effects from adverse soil conditions including any liquefiable or otherwise unstable/consolidation-prone soils; bedrock characteristics; subsidence; earthquake ground</li> </ul>	Pre-construction for Site B	Planning Dept.; Building and Safety Dept.	Planning Dept.; Building and Safety Dept.	Prior to project approval of development at Site B	City approval of development at Site B, including plan check and approval			



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shaking; slope instability; subsurface gas; groundwater; and/or other geotechnical and engineering geologic hazards. Prior to Grading Plan approval and issuance of permits, all construction/development plans will be approved by the City for construction of such improvements. Construction will occur in accordance with the approved plans.								
<p><b>MM GEO-2</b> If a suspected unique paleontological resource were to be discovered during construction of the project, the following protocol shall be implemented:</p> <ul style="list-style-type: none"> <li>The City of Fontana shall be notified of the discovery. Work shall cease around the find until a qualified paleontologist meeting the Society of Vertebrate Paleontology (SVP) standards has evaluated the find in accordance with federal, state, and local guidelines. The Applicant or its Successor shall choose the qualified paleontologist, subject to the approval of City of Fontana. Construction activity may continue unimpeded on other portions of the site.</li> <li>Construction personnel of the project shall be prohibited from collecting or moving any paleontological materials and associated materials. Such measure(s) may include avoidance, preservation in place, data recovery and associated documentation, or other appropriate measures. The City of Fontana shall determine the appropriate and feasible measure(s) that will be necessary to mitigate impacts, in consideration of the measure(s) recommended by the paleontologist.</li> <li>The Applicant or its Successor shall implement all measure(s) that the City of Fontana determines necessary, appropriate, and feasible. Within 60 days after treatment measures are implemented, the paleontologist shall prepare and submit a final report to the City of Fontana. The report shall include documentation of any recovered resources, the significance of the resources, and the treatment of the recovered resources. Any fossils recovered would be deposited in an accredited and permanent scientific institution (e.g., San Bernardino County Museum).</li> <li>Construction in the affected area shall re-commence with the approval of the City of Fontana.</li> </ul>	Construction for Site A or Site B	Planning Dept.; Building and Safety Dept.	Planning Dept.; Building and Safety Dept.	At time of resource discovery, should it occur	If resource is discovered, retention of qualified paleontologist and adherence to related measures as applicable			
<b>Greenhouse Gas Emissions</b>								
<p><b>MM GHG-1</b> Prior to approval of development at Site B, a greenhouse gas emissions assessment shall be conducted in accordance with South Coast Air Quality Management District guidelines. Mitigation measures shall be required as necessary based on the findings of these studies to ensure impacts are reduced to less than significant, and any future development that would result in unavoidable/unmitigatable significant impacts shall be prohibited. Such measures could include, but not necessarily be limited to, the following:</p> <p><u>During construction:</u></p>	Pre-construction for Site B	Planning Dept.	Planning Dept.	Prior to project approval of development at Site B	City approval of development at Site B			



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<ul style="list-style-type: none"> <li>Tier 4 Final engine ratings for construction equipment</li> </ul> <p><u>During operation:</u></p> <ul style="list-style-type: none"> <li>Installing solar photovoltaic systems</li> <li>Meeting CalGreen Tier 2 green building standards, including all provisions related to designated parking for clean air vehicles, electric vehicle charging, and bicycle parking.</li> </ul>								
<b>Hazards and Hazardous Materials</b>								
<p><b>MM HAZ-1</b> Prior to the issuance of grading or building permits, the Applicant shall prepare a Phase II Subsurface Investigation that shall evaluate the potential environmental conditions identified during the Phase I Environmental Site Assessment. The Phase II Subsurface Investigation shall be conducted according to ASTM International standards by a licensed professional. If soil contamination is identified above the applicable screening levels for proposed land uses established by the Regional Water Board, the findings of the Phase II Subsurface Investigation shall be submitted to the local and state regulatory agencies for determination of potential remediation requirements. Remediation shall be performed in accordance with the regulatory agency requirements for the protection of public health and the environment. Remediation for identified contamination could include, but is not to be limited to, source removal of contaminated materials, in-situ treatment, and/or institutional or engineering controls. Grading and building permits shall not be issued until such time as the Applicant has provided the City with documentation that either: (1) soil sampling has shown that the project site does not contain contaminated soil above screening levels for the proposed land use(s) and the Phase II has determined the site is suitable for development of the project; or (2) all remediation required by regulatory agencies in response to the sampling protocol have been carried out and deemed effective.</p>	Pre-construction for Site A or Site B	Planning Dept.	Planning Dept.; Building and Safety Dept.	Prior to issuance of grading or building permits	Completion of Phase II subsurface investigation and adherence to required remediation as determined by regulatory agencies, such as approval from California Dept. of Toxic Substances Control			
<p><b>MM HAZ-2</b> The findings of the Phase II Subsurface Investigation shall be used for development of a project-specific Construction Risk Management Plan (CRMP). The CRMP shall delineate specific soil management and disposal procedures, construction worker health and safety requirements, and contingency measures in case previously unknown/unidentified contamination is encountered during construction. The CRMP shall incorporate the soil analytical data from the Phase II Subsurface Investigation to ensure that soil is stored, managed, and disposed of in a manner protective of human health and the environment, and in accordance with applicable laws and regulations for specific contaminants identified. The CRMP shall include measures for identifying, testing, and managing soil suspected of containing hazardous materials. The CRMP shall: (1) provide procedures for evaluating, handling, storing, testing, and disposing of soil during project excavation; (2) describe required worker health and safety provisions for all workers potentially exposed to hazardous materials in accordance with federal and state worker safety regulations; and (3) designate personnel responsible for implementation of the CRMP.</p>	Pre-construction and construction for Site A or Site B	Planning Dept.	Planning Dept.; Building and Safety Dept.	Prior to issuance of grading or building permits; and periodic field inspections during construction	Submittal of completed Construction Risk Management Plan and its implementation			

Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Monitoring Frequency	Action Indicating Compliance	Verification of Compliance		
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<b>MM HAZ-3</b> Prior to the start of construction, all trash, including the container of unknown liquid, shall be removed and disposed of in accordance with all applicable federal, state, and local regulations regarding the transport and disposal of hazardous and potentially hazardous materials at facilities permitted to receive and dispose of such materials.	Pre-construction for Site A	Planning Dept.; Building and Safety Dept.	Planning Dept.; Building and Safety Dept.	Prior to commencement of construction activities	Confirmation from City inspector and submittal of documentation detailing disposal in accordance with regulations			
<b>MM HAZ-4</b> At the time future development is proposed for Site B and prior to project approval, the applicant shall engage a qualified consultant to conduct a site reconnaissance of Site B for the purposes of updating the Phase I Environmental Site Assessment. Any follow-up recommendations associated with this update, e.g., a subsurface investigation and/or contamination remediation, shall be executed prior to implementation of any future development to ensure impacts are not significant. Such measures could include applying the protocol listed for MM HAZ 1 and MM HAZ 2, above, if required, to new areas of Site B beyond those areas already identified in the original Phase I Environmental Site Assessment.	Pre-construction for Site B	Planning Dept.	Planning Dept.; and Building and Safety Dept. if further subsurface investigations or remediations are needed.	Prior to project approval of development at Site B	City approval of development at Site B and adherence to related measures and regulations			
<b>Hydrology and Water Quality</b>								
<b>MM HYD-1</b> At the time future development is proposed for Site B and prior to project approval, the applicant shall engage a qualified engineer to prepare a site- and development-specific hydrology and drainage plan in conformance with applicable regulatory requirements and in conformance with Low Impact Development requirements. The proposed development shall adhere to the design recommendations associated with these plans to ensure hydrology, water quality, and drainage impacts are not significant. Such measures could include, but not necessarily limited to, the following: <ul style="list-style-type: none"> <li>Compliance with the Fontana Municipal Code and NPDES permit program, including a Storm Water Pollution Prevention Plan and associated Best Management Practices, to ensure pollutants do not discharge to a water body during construction- and operation-related activities. In addition, long-term water quality sampling and monitoring shall be implemented in compliance with the NPDES Industrial General Permit.</li> <li>Prepare and implement a site- and development-specific Water Quality Management Plan in compliance with Santa Ana Regional Water Quality Control Board and Fontana Municipal Code to minimize the release of potential waterborne pollutants, including pollutants of concern for downstream receiving waters and other water pollutants through Best Management Practices.</li> <li>Prepare and implement a soil erosion plan pursuant to the Fontana Municipal Code to minimize soil and windborne erosion.</li> </ul>	Pre-construction for Site B	Planning Dept.; Building and Safety Dept.	Planning Dept.; Building and Safety Dept.	Prior to project approval of development at Site B	City approval of development at Site B, including plan check and approval			
<b>Noise</b>								
<b>MM NOI-1</b> Prior to approval of development at Site B, a noise and vibration impact assessment shall be conducted to the satisfaction of the City and	Pre-construction for Site B	Planning Dept.	Planning Dept.	Prior to project approval of	City approval of development at Site B			

Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Monitoring Frequency	Action Indicating Compliance	Verification of Compliance		
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<p>enumerate mitigation measures, as necessary, to ensure noise and vibration impacts are less than significant. Such measures could include, but not necessarily limited to, the following:</p> <ul style="list-style-type: none"> <li>The project contractor for development at Site B shall use power construction equipment with state-of-the-art noise shielding and muffling devices.</li> <li>A temporary noise control barrier shall be installed along the northern and/or eastern property line of Site B's construction site across from the residential land uses. The noise control barrier shall be engineered to reduce construction-related noise levels at the adjacent residential structures to meet City noise standards. The barrier shall be engineered to applicable codes and remain in place until all construction activities at Site B are completed.</li> </ul>				development at Site B				
<b>Transportation</b>								
<p><b>MM TRA-1</b> Prior to approval of development at Site B, a traffic impact assessment and Vehicle Miles Traveled screening assessment shall be conducted in accordance with City guidelines. Mitigation measures shall be required as necessary based on the findings of the assessment to ensure impacts are reduced to less than significant, and any future development that would result in unavoidable/unmitigatable significant impact shall be prohibited. Such measures could include, but not necessarily be limited to, the following:</p> <ul style="list-style-type: none"> <li>The Applicant of future development at Site B shall obtain haul route approval from the City and adhere to limiting all haul route hours to off-peak hours and staggering haul trucks to minimize cumulative traffic and congestion impacts.</li> <li>Traffic signs shall be installed around the Site B construction site to ensure pedestrian, bicycles, and vehicle safety is maintained.</li> <li>Adherence and implementation of VMT mitigation strategies including programs and employee education that promote travel behavior changes and overall trip reductions through facilitating employee carpools, incentivizing transit, company organized rideshare, on-site bicycle parking and storage, etc.</li> </ul>	Pre-construction for Site B	Planning Dept.	Planning Dept.; Engineering Dept.	Prior to project approval of development at Site B	City approval of development at Site B			
<b>Tribal Cultural Resources</b>								
<p><b>MM TCR-1:</b> The San Manuel Band of Mission Indians Cultural Resources Department (SMBMI), Gabrieleno Band of Mission Indians – Kizh Nation (Gabrieleno Band), and Morongo Band of Mission Indians (Moronga Band) shall be contacted 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 deemed significant, as defined by CEQA (as amended, 2015), a cultural resource Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with the above identified Tribes, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents each respective above identified Tribe</p>	Construction for Site A or Site B	Planning Dept.; Building and Safety Dept.	Planning Dept.; Building and Safety Dept.	At time of resource discovery, should it occur	If resource is discovered, record of tribal notification and completion of Monitoring and Treatment Plan by qualified archaeologist, including tribal monitoring and adherence to related measures from the plan.			

Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Monitoring Frequency	Action Indicating Compliance	Verification of Compliance		
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in this measure for the remainder of the project, should any of these three Tribes elect to place a monitor on-site.								