

**WAREHOUSE AT LOCUST AND VINEYARD AVENUES
CITY OF RIALTO
APN 1133-201-01, 02 AND 03
MITIGATION MONITORING and REPORTING PROGRAM**

This Mitigation Monitoring and Reporting Program was prepared to implement the mitigation measures outlined in the Draft and Final Initial Study (herein Final Initial Study) for the warehouse proposed at Locust and Vineyard Avenues. This program has been prepared in compliance with the California Environmental Quality Act (CEQA), and the State and City of Rialto CEQA Guidelines.

CEQA Section 21081.6 requires adoption of a monitoring and/or reporting program for those measures or conditions imposed on a project to mitigate or avoid adverse effects on the environment. The law states that the monitoring or reporting program shall be designed to ensure compliance during project implementation.

The Mitigation Monitoring and Reporting Program contains the following elements:

1. The mitigation measures are recorded with the action and procedure necessary to ensure compliance. The program lists the mitigation measures contained within the Initial Study.
2. A procedure for compliance and verification has been outlined for each mandatory mitigation action. This procedure designates who will take action, what action will be taken and when, and to whom and when compliance will be reported.
3. The program contains a separate Mitigation Monitoring and Compliance Record for each action. On each of these record sheets, the pertinent actions and dates will be logged, and copies of permits, correspondence or other data relevant will be retained by the City of Rialto.
4. The program is designed to be flexible. As monitoring progresses, changes to compliance procedures may be necessary based upon recommendations by those responsible for the program. If changes are made, new monitoring compliance procedures and records will be developed and incorporated into the program.

The individual measures and accompanying monitoring/reporting actions follow. They are numbered in the same sequence as presented in the Final Initial Study.

MITIGATION MEASURES

IV. BIOLOGICAL RESOURCES

BIO-1: A burrowing owl breeding bird survey following the recommended guidelines of the CDFW shall be determined if nesting is occurring.

- Occupied sites shall not be disturbed during the nesting season (February 1 – August 31) unless a qualified biologist verifies through non-invasive methods that either 1) the birds have not begun egg-laying or incubation or 2) that juveniles from the occupied burrows are foraging independently and are capable of an independent survival flight.
- If the biologist is not able to verify one of the above conditions, then no disturbance shall occur during the breeding season within a distance determined by the qualified biologist for each nest or nesting site. For the burrowing owl, the recommended distance is a minimum of 160 feet.
- All relocations shall be approved by the CDFW. The permitted biologist shall monitor relocated owls a minimum of three days per week of a minimum of three weeks. A report summarizing the results of the relocation and monitoring shall be submitted to the CDFW within 30 days following completion of the relocation and monitoring of the burrowing owl.

IMPLEMENTATION AND VERIFICATION

Planning staff shall verify implementation of the above mitigation measure.

COMPLIANCE RECORD

When Required: The verification shall be completed prior to commencement of any site disturbance.

WRITTEN VERIFICATION PREPARED BY:

DATE PREPARED:

V. CULTURAL RESOURCES

CR-1: The Project Proponent shall have an archaeological consultant on-call to assess any prehistoric or historic archaeological resources that may be uncovered during earth-moving activities.

CR-2: The Project Proponent shall have a paleontological consultant on-call to assess any fossil specimens that may be uncovered during earth moving activities.

IMPLEMENTATION AND VERIFICATION

Planning staff shall verify implementation of the above mitigation measures.

COMPLIANCE RECORD

When Required: The verification shall be completed throughout the construction period.

WRITTEN VERIFICATION PREPARED BY:

DATE PREPARED:

XII. NOISE

- N-1: During all Project Site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards.
- N-2: The contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the Project Site.
- N-3: Equipment shall be shut off and not left to idle when not in use.
- N-4: The contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the project site during all project construction. At least a distance of 200 feet or greater.
- N-5: Jackhammer, pneumatic equipment and all other portable stationary noise sources shall be shielded and noise shall be directed away from sensitive receptors.
- N-6: Limit the use of heavy equipment or vibratory rollers and soil compressors along the northern project boundary to the greatest degree possible. It is acknowledged that some soil compression may be necessary along the project boundaries.

IMPLEMENTATION AND VERIFICATION

Throughout construction/on-site inspections.

COMPLIANCE RECORD

When Required: The verification shall be completed throughout the construction period.

WRITTEN VERIFICATION PREPARED BY:

DATE PREPARED:

XVI. TRANSPORTATION/TRAFFIC

- TT-1: The Proposed Project driveways shall be constructed in conformance with City of Rialto standards, including provisions for sight distance and truck turning path requirements.
- TT-2: Locust Avenue along the project boundary shall be constructed at its ultimate half-section width, including landscaping and parkway improvements in conjunction with development, as necessary.
- TT-3: Vineyard Avenue along the project boundary shall be constructed at its ultimate half-section width, including landscaping and parkway improvements in conjunction with development, as necessary.
- TT-4: On-site traffic signing, and striping shall be submitted for City of Rialto approval in conjunction with detailed construction plans for the project.
- TT-5: Off-street parking shall be provided to meet City of Rialto parking code requirements.

The following off-site improvements have been used as a calculation of the Proposed Project’s Fair Share contributions. Off-site improvements to reduce impacts to less than significant for up to General Plan buildout (with project) conditions are summarized in Table 8 (as provided in the Initial Study) below.

**Table 8
Summary of Off-Site Improvements**

Location	Improvement
Locust Avenue From Bohnert Avenue To Vineyard Avenue	Widen From 2-Lane Secondary Arterial to 4-Lane Modified Arterial
Locust Avenue from Vineyard Avenue To Casmalia Street	Widen From 2-Lane Secondary Arterial to 4-Lane Modified Arterial
Alder Avenue at; Sierra Lakes Parkway/Casmalia Street	<ul style="list-style-type: none"> - Restripe to Provide Additional WB Left Turn Lane and WB Through/Right Turn Lane - Construct NB Right Turn Lane w/ Overlap Phasing - Construct EB Right Turn Lane w/ Overlap Phasing
Alder Avenue at; SR-210 Freeway WB Ramps	- Restripe to Provide Additional NB Left Turn Lane

Location	Improvement
	<ul style="list-style-type: none"> - Restripe to Provide Additional WB Left Turn Lane and WB Through/Right Turn Lane - Widen SB Approach OC to Provide Channelized, Dedicated Right Turn Lane
Locust Avenue at; Bohnert Avenue	<ul style="list-style-type: none"> - Install Traffic Signal
Locust Avenue at; Casmalia Street	<ul style="list-style-type: none"> - Construct Additional WB Left Turn Lane - Construct Additional EB Left Turn Lane - Construct Additional SB Right Turn Lane - Restripe to Provide One SB Right Turn Lane and One SB Through/Right Turn Lane
Alder Avenue at; Renaissance Parkway	<ul style="list-style-type: none"> - Restripe SB Right Turn Lane to Shared Through/Right Turn Lane - Restripe to Provide One NB Through Lane and One Shared NB Through/Right Turn Lane - Install Protected-Permitted Phasing at the East and West Approaches

IMPLEMENTATION AND VERIFICATION

Throughout construction/on-site inspections.

COMPLIANCE RECORD

When Required: The verification shall be completed throughout construction of the project, and periodically during operation.

WRITTEN VERIFICATION PREPARED BY:

DATE PREPARED: