

Table 1.2-1: Mitigation Monitoring and Reporting Plan

| #           | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Method of Verification                                                          | Timing of Verification        | Responsible for Verification                                                              | Verification Record |          |          |
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| AIR QUALITY |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                 |                               |                                                                                           |                     |          |          |
| AQ-01       | Prior to construction of the project, the project proponent shall prepare a Large Operation Notification that will describe the application of standard best management practices to control dust during construction. Best management practices (BMP) will include application of water on disturbed soils a minimum of three times per day, covering haul vehicles, replanting disturbed areas as soon as practical, and restricting vehicle speeds on unpaved roads to 15 mph, and other dust control measures, as deemed appropriate to the site or as included in the South Coast Air Quality Management District (SCAQMD) Rule 403. The Large Operation Notification shall be submitted to the City and SCAQMD for approval prior to construction. | Written Evidence of submittal of the Large Operation Notification.              | Prior to construction.        | Public Works Department                                                                   |                     |          |          |
| AQ-2        | During project construction, construction equipment shall be properly maintained at an offsite location in accordance with manufacturer’s specifications; maintenance shall include proper tuning and timing of engines. The equipment maintenance records and equipment design specification data sheets shall be available during construction and subject to inspection.                                                                                                                                                                                                                                                                                                                                                                              | Direct observations, site inspections, review of equipment maintenance records. | On-going during construction. | Public Works Department (grading) & Building and Safety Division (building construction). |                     |          |          |
| AQ-3        | During project construction, the developer shall require all contractors to turn off all construction equipment when not in use or limit idling to less than 5 minutes.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Direct observations, site inspections.                                          | On-going during construction. | Public Works Department (grading) & Building and Safety Division (building construction). |                     |          |          |

Table 1.2-1 (cont.): Mitigation Monitoring and Reporting Plan

| #           | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Method of Verification                                                          | Timing of Verification                 | Responsible for Verification                      | Verification Record |          |          |
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| <b>AQ-4</b> | Prior to construction of the project, the project proponent shall prepare a Traffic Control Plan and submit it to the City of Rialto. The Plan shall describe in detail safe detours around the project construction site and congested streets. The Plan shall provide temporary traffic control (e.g., flag person) during construction-related truck hauling activities. The Plan is primarily intended as a safety measure but also can minimize traffic congestion and delays that increase idling and acceleration emissions. The Plan shall include the scheduling of construction truck trips during non-peak hours to reduce peak hour emissions. The Plan shall include the consolidation of truck deliveries, where feasible. The Plan shall also provide for dedicated turn lanes for movement of construction vehicles onsite and offsite. The Plan shall also provide for proper configuration of construction parking to minimize traffic interference. The Plan shall be prepared in accordance with U.S. Department of Transportation Federal Highways Administration Rule on Work Zone Safety 23 CFR 630 Subpart J, Developing and Implementing Traffic Management Plans for Work Zones. | Submittal/approval of Traffic Control Plan.                                     | Prior to construction.                 | Public Works Department                           |                     |          |          |
| <b>AQ-5</b> | Contractors shall construct/build with materials that do not require painting and use pre-painted construction materials to the extent practicable ; and use high-pressure-low-volume (HPLV) paint applicators with a minimum transfer efficiency of at least 50 percent or other application techniques with equivalent or higher transfer efficiency. All paints shall be low Volatile Organic Compound (VOC) content paints. For a list of low VOC paints, see <a href="http://www.aqmd.gov/prdas/brochures/paintguide.html">www.aqmd.gov/prdas/brochures/paintguide.html</a> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Inclusion of materials and paints to be used on building plans site inspection. | Prior to issuance of building permits. | Development Service Department, Building Division |                     |          |          |

Table 1.2-1 (cont.): Mitigation Monitoring and Reporting Plan

| #           | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Method of Verification                                                                            | Timing of Verification                                                      | Responsible for Verification                                                             | Verification Record |          |          |
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| <b>AQ-6</b> | Prior to issuance of a grading permit, a Construction Employee Trip Reduction Plan shall be created. Included in the Plan shall include a shuttle service to and from retail establishments during lunch hour and/or an onsite lunch service. The Plan shall also include carpooling and/or transit incentives for the construction employees.                                                                                                                                                                                                                                     | Submittal of Construction Employee Trip Reduction Plan to City.                                   | Prior to issuance of a grading permit.                                      | Development Service Department, Planning Division                                        |                     |          |          |
| <b>AQ-7</b> | During project construction, onsite electrical hook ups shall be provided for electric construction tools including saws, drills and compressors, to eliminate the need for diesel powered electric generators.                                                                                                                                                                                                                                                                                                                                                                    | Reference to onsite electrical hook-ups on Grading Plan and Building Plan notes. Site inspection. | Prior to issuance of grading permits and/or building permits as applicable. | Public Works Department and Building Division, as applicable.                            |                     |          |          |
| <b>AQ-8</b> | Grading activity shall not occur on days with an Air Quality Index forecast for San Bernardino County greater than 100 for particulates or ozone. The categories where grading shall not occur are: unhealthy for sensitive groups, unhealthy, very unhealthy, or hazardous. Air Quality Index forecasts can be obtained at the website: <a href="http://www.airnow.gov/index.cfm?action=airnow.showlocal&amp;CityID=211">www.airnow.gov/index.cfm?action=airnow.showlocal&amp;CityID=211</a> .                                                                                    | Site inspection.                                                                                  | Ongoing during grading.                                                     | Public Works Department                                                                  |                     |          |          |
| <b>AQ-9</b> | All diesel-powered off-road construction equipment in excess of 50 brake horsepower shall be required to have emission control equipment with a minimum of Tier II diesel particulate filter emission controls resulting in a minimum of 50 percent particulate matter control, if such a filter is available for that piece of equipment. Off-road diesel emission control equipment meeting this requirement can be found at: <a href="http://www.aqmd.gov/ceqa/handbook/mitigation/offroad/AQ_offroad.html">www.aqmd.gov/ceqa/handbook/mitigation/offroad/AQ_offroad.html</a> . | Referenced as a note on grading plans and building plans. Site inspection.                        | Ongoing during grading and construction.                                    | Public Works Department (grading) & Building and Safety Division (building construction) |                     |          |          |

Table 1.2-1 (cont.): Mitigation Monitoring and Reporting Plan

| #            | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Method of Verification                                                    | Timing of Verification                                           | Responsible for Verification | Verification Record |          |          |
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| <b>AQ-10</b> | <p>The following shall be included in the Specific Plan:</p> <ul style="list-style-type: none"> <li>• Synchronize traffic lights on streets impacted by development;</li> <li>• Light colored roofing materials shall be used on all exposed roofs;</li> <li>• Preferential parking for carpool/vanpool vehicles at the non-residential uses;</li> <li>• Secure weather-protected bicycle parking for employees at the non-residential uses;</li> <li>• Connect bicycle lanes/paths to project-wide network;</li> <li>• Provide showers and lockers for employees bicycling or walking to work at the non-residential uses where feasible;</li> <li>• Short-term bicycle parking for retail customers and other non-commuting trips; and</li> <li>• Construct transit facilities such as bus turnouts, benches, and shelters that encourage mass transit usage and provide safe pedestrian access from proposed project facilities to transit stops.</li> </ul> | Inclusion in the Renaissance Specific Plan.                               | Prior to approval or amendment to the Renaissance Specific Plan. | Planning Division            |                     |          |          |
| <b>AQ-11</b> | <p>Within the warehouse and distribution center uses, warehouse managers and employees shall be trained on efficient scheduling and load management to eliminate unnecessary queuing and idling of trucks. All dock and delivery areas shall be posted with signs informing truck drivers of the California Air Resources Board regulations including the following:</p> <p>a) Truck drivers shall turn off engines when not in use; and</p> <p>b) All diesel delivery trucks servicing the project shall not idle for more than five (5) minutes per truck trip per day;</p>                                                                                                                                                                                                                                                                                                                                                                                   | Inclusion as a condition of approval of applicable land use applications. | Prior to approval of project-specific land use applications.     | Planning Division            |                     |          |          |

Table 1.2-1 (cont.): Mitigation Monitoring and Reporting Plan

| #     | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Method of Verification                                                           | Timing of Verification                                                      | Responsible for Verification | Verification Record |          |          |
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| AQ-12 | A minimum of ten percent of the loading docks for the warehouse/distribution center uses shall contain outdoor electrical hook-up sources for service equipment and trucks such as transportation refrigeration units. In addition, electrical hookups shall be provided at the loading docks located at refrigerated warehouses for transportation refrigeration units visiting these locations. All trucks with transportation refrigeration units are required to connect to the electrical hookups while loading or unloading deliveries to the proposed project. Trucks with transportation refrigeration units are prohibited from accessing refrigerated warehouses unless they have the capability to connect to the electrical hookups | Review of site plans, conditions of approval for warehouse distribution centers. | Prior to approval of site plans.                                            | Planning Division            |                     |          |          |
| AQ-13 | The following uses shall not be located within the distance specified from an existing or future sensitive receptor (residence, school, hospital, nursing home): within 500 feet of the equipment within a dry cleaning facility utilizing Perchloroethylene; and within 300 feet of a fueling station facility (i.e. fuel pumps). These facilities may be located closer than the proscribed distances if a project-specific health risk assessment is performed that demonstrates that the project-specific health risk impacts do not exceed the SCAQMD's health risk significance thresholds.                                                                                                                                               | Site plan review, conditions of approval for applicable land use applications.   | Prior to approval of site plans and other applicable land use applications. | Planning Division            |                     |          |          |
| AQ-14 | The following uses shall not be located within 1000 feet of a nearby sensitive receptor (occupied portions of existing or future residences, schools, hospitals, nursing homes): a warehouse, distribution center, or logistics center unless a project-specific health risk assessment is performed that demonstrates that the project-specific health risk impacts do not exceed the SCAQMD's health risk significance thresholds.                                                                                                                                                                                                                                                                                                            | Site plan review, conditions of approval for applicable land use applications.   | Prior to approval of site plans and other applicable land use applications. | Planning Division            |                     |          |          |

Table 1.2-1 (cont.): Mitigation Monitoring and Reporting Plan

| #                    | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Method of Verification                                                                                                                                                                                                                                                                            | Timing of Verification                                                                                                                                                                                                                                                                                                               | Responsible for Verification | Verification Record |          |          |
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| BIOLOGICAL RESOURCES |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                      |                              |                     |          |          |
| B-01                 | <b>Coastal California Gnatcatcher:</b><br>Portions of the project site have been determined to contain suitable habitat for coastal CAGN, as illustrated in Exhibit 4.4-2a of this DEIR (PAs 24, 28, 31, 32, 33, 35, 37, 38, 40-50, 55-57 as appropriate). Prior to development of those planning areas, focused surveys must be undertaken to determine the presence/absence of this species. Surveys shall follow protocols established by the USFWS. In the event that California Gnatcatcher (CAGN) is detected or observed within the disturbance footprint, avoidance, minimization, and mitigation measures shall be developed and implemented through consultation with the U.S. Fish and Wildlife Service (USFWS) under Section 10 of the Federal Endangered Species Act (FESA) (or Section 7 as appropriate). At a minimum, mitigation measures will include the timing of construction activities outside of the breeding season (February 15 to August 31) and/or the purchase/conservation of offsite suitable habitat that is known to support CAGN at a minimum 1:1 ratio depending on the quality of habitat removed compared to the quality of habitat provided. Specific ratios will be determined in consultation with USFWS. Prior to the issuance of occupancy permits, the developer shall provide evidence of applicable species mitigation agreements/permits to the City. | Imposition of conditions of approval for applicable land use applications. If applicable, written evidence of completion of and compliance with requirements related to consultation with the U.S. Fish and Wildlife Service under Section 10 or Section 7 of the Federal Endangered Species Act. | Prior to approval of land use applications (if applicable). If consultation is required and additional mitigation is required, consultation must be completed prior to issuance of grading permits. If required as part of consultation, evidence of applicable species mitigation agreements/permits shall be provided to the City. | Planning Division            |                     |          |          |
| B-02                 | <b>San Bernardino Kangaroo Rat:</b><br>Portions of the project site have been determined to contain suitable habitat for San Bernardino Kangaroo Rat (SBKR), as illustrated in Exhibit 4.4-2b of this DEIR (PAs 19-23, 33-35, 52, 60a, 60c as appropriate). Prior to development of these areas,                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Imposition of conditions of approval for applicable land use applications. If applicable, written                                                                                                                                                                                                 | Prior to approval of land use applications (if applicable). If consultation is required and                                                                                                                                                                                                                                          | Planning Division            |                     |          |          |

Table 1.2-1 (cont.): Mitigation Monitoring and Reporting Plan

| #           | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Method of Verification                                                                                                                                                                                                                                                                      | Timing of Verification                                                                                                                                                                                               | Responsible for Verification | Verification Record |          |          |
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|             | focused surveys must be undertaken to determine the presence/absence of this species. Surveys shall follow protocols established by the USFWS. In the event that SBKR is detected or observed within the disturbance footprint, avoidance, minimization, and mitigation measures shall be developed and implemented through consultation with the USFWS under Section 10 of the FESA (or Section 7 as appropriate). At a minimum, mitigation measures will include the purchase/conservation of offsite suitable habitat that is known to support SBKR at a minimum 1:1 ratio depending on the quality of habitat removed compared to the quality of habitat provided. Specific ratios will be determined in consultation with USFWS. Prior to the issuance of occupancy permits, the developer shall provide copies of applicable species mitigation agreements or permits to the City                                                                    | evidence of completion of and compliance with requirements related to consultation with the USFWS under Section 10 or Section 7 of the Federal Endangered Species Act.                                                                                                                      | additional mitigation is required, consultation must be completed prior to issuance of grading permits. If required as part of consultation, copies of applicable species mitigation agreements/permits to the City. |                              |                     |          |          |
| <b>B-03</b> | <p><b>Burrowing Owl:</b></p> <p>Portions of the project site have been determined to contain suitable habitat for BUOW, as illustrated in Exhibit 4.4-2c of this DEIR (PAs 2, 22c, 23, 28, 32, 33, 35-57, 60a, 60b, 60c, 64, 69, 70 as appropriate). Prior to development of these areas, focused surveys must be undertaken to determine the presence/absence of this species. Surveys shall follow protocols established by the CDFG. If the ground disturbance commences after the expiration of the most recent Burrowing Owl (BUOW) focused survey, a pre-construction survey for BUOW will be required 30 days before the start of grading activities to confirm the absence of BUOW from the site. If the survey determine the BUOW to be present, protective measures shall be required to ensure compliance with the Migratory Bird Treat Act (MBTA) and other applicable California Department of Fish and Game (CDFG) Code requirements and</p> | Imposition of conditions of approval for applicable land use applications. If applicable, written evidence of CDFG approval of BUOW relocation and the BUOW Mitigation Monitoring Plan. If applicable, written verification from the project biologist that the BUOW have vacated the site. | Prior to approval of land use applications (if applicable). If BUOW are present, verification that they have vacated the site or affected portion thereof prior to the commencement of grading.                      | Planning Division            |                     |          |          |

Table 1.2-1 (cont.): Mitigation Monitoring and Reporting Plan

| # | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Method of Verification | Timing of Verification | Responsible for Verification | Verification Record |          |          |
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|   | <p>include, but are not limited to the following:</p> <ul style="list-style-type: none"> <li>Occupied BUOW shall not be disturbed during 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</li> <li>All relocation shall be approved by the CDFG. 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 CDFG within 30 days following completion of the relocation and monitoring of the BUOW.</li> <li>A BUOW Mitigation Monitoring Plan prepared by a qualified biologist shall be submitted to the CDFG for review and approval prior to relocation of owls. The BUOW Mitigation Monitoring Plan shall describe proposed relocation and monitoring plans. The plan shall include the number and location(s) of occupied BOUW sites and details on adjacent or nearby suitable habitat available to owls for relocation. If no suitable habitat is available nearby for relocation, details regarding the creation of artificial burrows (numbers, locations, and type of burrows) shall be included in the plan. The plan shall also describe specific procedures to compensate for impacts to BUOW/occupied burrows. Such procedures may include, but are not limited to, the purchase/conservation of offsite suitable habitat that is known to support BUOW at a minimum 1:1 ratio depending on the quality of habitat removed compared to the quality of habitat provided. Specific ratios will be determined in consultation with CDFG. Prior to the issuance of occupancy permits, the developer shall provide copies of applicable species</li> </ul> |                        |                        |                              |                     |          |          |

Table 1.2-1 (cont.): Mitigation Monitoring and Reporting Plan

| #           | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Method of Verification                              | Timing of Verification            | Responsible for Verification | Verification Record |          |          |
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|             | <p>mitigation agreements/permits to the City</p> <ul style="list-style-type: none"> <li>If BUOW must be moved away from the disturbance area, passive relocation techniques shall be used. One or more weeks will be necessary to accomplish this relocation and allow the owls to acclimate to alternative burrows. Owls must be relocated by a qualified biologist from any occupied burrows that will be impacted by project activities. Suitable habitat is undeveloped land that can meet the BUOW's life cycle requirements (for both foraging and breeding) and is not intended for development. Suitable habitat must be adjacent or near the disturbance site or artificial burrows will need to be provided nearby. Once the biologist has confirmed that the BUOWs have left the burrow, burrows should be excavated using hand tools and refilled to prevent reoccupation.</li> </ul> |                                                     |                                   |                              |                     |          |          |
| <b>B-04</b> | <p><b>Nesting Birds</b></p> <p>Due to the size of the project site, the complexity of the habitat, and the secretive nesting grassland bird species that may be present (including the California horned lark and western meadowlark), the initial clearing and grubbing of the site should occur outside of the nesting season (March through August). If ground disturbing activities and removal of vegetation or other potential nesting habitat must occur during the nesting period, a pre-construction nesting bird survey shall be conducted prior to any ground disturbing activities. If birds are found to be nesting inside or within 250 feet (500 feet for raptors) of the impact area, construction will need to be postponed, at the discretion of a qualified biologist, until it is determined that the nests are no longer active.</p>                                         | Land use application review/conditions of approval. | Prior to commencement of grading. | Planning Division            |                     |          |          |

Table 1.2-1 (cont.): Mitigation Monitoring and Reporting Plan

| #                  | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Method of Verification                                                                                                                      | Timing of Verification                                                                                                                                                                                                                                                    | Responsible for Verification  | Verification Record |          |          |
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| CULTURAL RESOURCES |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                             |                                                                                                                                                                                                                                                                           |                               |                     |          |          |
| CR-1               | <p>When site specific design plans are submitted for approval within the Renaissance Specific Plan and associated project-level CEQA documentation prepared, a finding of significance must be established for all cultural resources located within the proposed Planning Area based upon the inventory of cultural resources provided in the Phase I Cultural Resources Assessment (MBA 2006e). As shown in Table 4.5-2 of this Section, 25 Planning Areas exhibit one or more cultural resources. Prior to City approval of plans for development, significance evaluations of the resource(s) located in the specific Planning Area(s) must be conducted by a qualified professional. Recordation of identified cultural resources onto DPR523 form sets shall be undertaken during the significance evaluation(s), if such recordation has not yet occurred, as established under rules and regulations regarding such matters in effect at the time of the evaluation. This measure shall be implemented to the satisfaction of the City Development Services Director.</p> <p>NOTE: Table 4.5-2 of the DEIR is provided as part of the MMRP, and is located in this document at the end of Table 1.2-1.</p> | <p>Preparation of significance evaluations as applicable.</p> <p>Recordation of cultural resources as applicable.</p>                       | <p>Preparation of the finding of significance prior to the approval of a land use application within the Planning Area in question.</p> <p>Recordation of identified cultural resources prior to demolition and or land disturbance that would affect such resources.</p> | Development Services Director |                     |          |          |
| CR-2               | <p>Should implementation of CR-1 show that an area proposed for development contains a significant cultural resource, that resource must be avoided or mitigated. Isolated artifacts are excluded from this restriction as they are not considered significant resources by the OHP. If it is determined that the proposed project will directly impact a potentially significant resource and that the resource cannot be avoided, then mitigation for impacts to the individual resource(s) must be proposed. The mitigation plan document must contain a description of how and</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>Preparation and compliance with applicable mitigation plan to protect the significant cultural resource in question (if applicable).</p> | <p>Prior to the commencement of land disturbance that would affect the significant cultural resource.</p>                                                                                                                                                                 | Development Services Director |                     |          |          |

Table 1.2-1 (cont.): Mitigation Monitoring and Reporting Plan

| #           | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Method of Verification                                                                                                               | Timing of Verification                                                                             | Responsible for Verification  | Verification Record |          |          |
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|             | where artifacts will be curated if found during the fieldwork, and contingency plans associated with Native American tribal efforts if the recovered artifacts are considered sacred items by one or more Native American tribes. For prehistoric archaeological sites only, monitoring of the work by a selected Native American group must take place. This measure shall be implemented to the satisfaction of the City Development Services Director.                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                      |                                                                                                    |                               |                     |          |          |
| <b>CR-3</b> | If a cultural resource is determined to be significant during the testing process, continued impacts to those sites would also be considered significant. Appropriate mitigation measures for significant resources could include avoidance or capping, incorporation of the site in greenspace, parks, or open space, or Phase III data recovery excavations of the finds. This measure shall be implemented to the satisfaction of the City Development Services Director.                                                                                                                                                                                                                                                                                                                           | Preparation and compliance with applicable mitigation plan to protect the significant cultural resource in question (if applicable). | Prior to the commencement of land disturbance that would affect the significant cultural resource. | Development Services Director |                     |          |          |
| <b>CR-4</b> | Monitoring of development-related excavation is required during all construction-related ground disturbances that take place along Baseline Road, Alder Avenue, Laurel Avenue, Locust Avenue, Linden Avenue and Maple Avenue in the southern portion of the project area. Specifically, monitoring is recommended for the entire southern portion of the project area, from Baseline Road to a northern point marked by an east-west extension of Walnut Avenue. This is due to the high level of historic development in the southern portion of the project area, and the resultant high probability that significant, intact subsurface deposits would be found. These monitoring procedures shall be directed by the project archaeologist and discussed with the general contractor onsite before | Establishment of monitoring procedures. Site observation.                                                                            | Ongoing during construction.                                                                       | Development Services Director |                     |          |          |

Table 1.2-1 (cont.): Mitigation Monitoring and Reporting Plan

| #           | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Method of Verification                                                                                                              | Timing of Verification                               | Responsible for Verification  | Verification Record |          |          |
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|             | construction begins. Construction-related disturbances in the southern portion of the project area should be monitored on a full-time basis by a qualified cultural resource professional or the project archaeologist. Once 50 percent of the earth to be moved during grading has been examined, the project archaeologist may, at his or her discretion, terminate monitoring if and only if no buried cultural resources have been detected. If buried cultural resource sites are detected during monitoring, no matter whether such resources are significant or not, monitoring must continue until 100 percent of the earth within the southern portion of the project has been disturbed and inspected by the monitor(s). If sites are exposed during construction, they should be handled in the manner established in Mitigation Measures 5-1 through 5-3. This measure shall be implemented to the satisfaction of the City Development Services Director. |                                                                                                                                     |                                                      |                               |                     |          |          |
| <b>CR-5</b> | Prior to the issuance of grading permits in that portion of the Specific Plan area located between Linden Avenue and the eastern project boundary (ie: Planning Area 6, 7, 8, 9, 28, 29, 45, 46, 47, 48, 49a, 49b, 49c, 50, 53, 54, 55, 56, 57, 58, 60c, 62, 63, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81), a paleontologic field survey shall be conducted prior to development-related earthmoving activities to determine the paleontologic sensitivity of the Pleistocene eolian dune sands. This survey shall be conducted by a qualified vertebrate paleontologist with experience in regional geology. If this field survey results in a determination of high paleontologic sensitivity, a paleontologic monitoring program shall be implemented. This monitoring program shall be consistent with the provisions of California Environmental Quality Act (CEQA) and with the guidelines of the Society of Vertebrate                                            | Completion of a paleontologic field survey and, if necessary, preparation and implementation of paleontological monitoring program. | Prior to development related earthmoving activities. | Development Services Director |                     |          |          |

Table 1.2-1 (cont.): Mitigation Monitoring and Reporting Plan

| #                                    | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Method of Verification                                                                                                                                            | Timing of Verification                                                                 | Responsible for Verification  | Verification Record |          |          |
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|                                      | Paleontology. If a monitoring program is found to be required and is implemented, monitoring may be reduced or eliminated if the sensitive deposits are determined upon exposure and examination by qualified paleontologic personnel to have low potential to contain fossil resources. If the field assessment determines that the Pleistocene eolian dune sands have low paleontologic sensitivity, no program to mitigate adverse impacts to paleontologic resources will be necessary. This measure shall be implemented to the satisfaction of the City Development Services Director.                                                                                                                                               |                                                                                                                                                                   |                                                                                        |                               |                     |          |          |
| <b>GEOLOGY, SOILS AND SEISMICITY</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                   |                                                                                        |                               |                     |          |          |
| <b>GS-1</b>                          | Prior to the issuance of grading permits for each planning area of the project, the project applicant or its designee shall provide design-level geotechnical reports for those areas. These reports shall consider, but shall not necessarily be limited to, such factors as manufactured slope stability (if applicable), compressible soils, corrosive soils, and the engineering and construction of occupied or inhabited structures. The findings and recommendations contained in these reports shall be implemented. As necessary, the City may require additional studies and/or engineering protocols to meet its requirements. This measure shall be implemented to the satisfaction of the City Development Services Director. | Submittal and approval of design level geotechnical report, as applicable, and incorporation of the requirements of such reports into grading and building plans. | Prior to issuance of associated grading permits and/or building permits as applicable. | Development Services Director |                     |          |          |
| <b>GS-2</b>                          | Prior to the issuance of building permits for each planning area of the project, the project applicant or its designee shall demonstrate that all occupied or inhabited structures will be able to withstand a horizontal seismic acceleration of 0.96g. Specific design-level geotechnical reports shall be prepared by a State of California Certified Engineering Geologist for planning areas within the Specific Plan                                                                                                                                                                                                                                                                                                                 | Evidence of compliance with this mitigation measure based on design criteria contained in applicable geotechnical                                                 | Prior to issuance of building permits.                                                 | Development Services Director |                     |          |          |

Table 1.2-1 (cont.): Mitigation Monitoring and Reporting Plan

| #           | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Method of Verification                                                                                        | Timing of Verification                                 | Responsible for Verification                                                                             | Verification Record |          |          |
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|             | to determine that structures within those areas meet required design criteria. This measure shall be implemented to the satisfaction of the City Development Services Director.                                                                                                                                                                                                                                                                                                                                                                           | reports.<br>Incorporation of design criteria in building plans as necessary.                                  |                                                        |                                                                                                          |                     |          |          |
| <b>GS-3</b> | Prior to the issuance of building permits for each planning area, the project applicant or its designee shall demonstrate that all occupied or inhabited structures will be constructed to the standards outlined in the Uniform Building Code, the California Building Code, the design-level geotechnical reports, and/or other such standard as identified and required by the City. This measure shall be implemented to the satisfaction of the City Development Services Director.                                                                  | Written evidence of compliance with and incorporation of applicable standards and criteria in building plans. | Prior to issuance of building permits.                 | Development Services Director                                                                            |                     |          |          |
| <b>GS-4</b> | During construction and excavation activities on the project site, all temporary slopes (i.e., excavations and trenching) shall be adequately shored and/or flattened to a shallower gradient to lessen the possibility of failure. All Cal-OSHA regulations shall be implemented for excavations that will be entered by people. All excavations will be open only as long as is necessary and shall be backfilled immediately upon completion of work. This measure shall be implemented to the satisfaction of the City Development Services Director. | Site Inspection                                                                                               | Ongoing during construction and excavation activities. | Development Services Director for implementation.<br>Department of Public Works for on-site inspections. |                     |          |          |
| <b>GS-5</b> | Prior to the issuance of grading permits, the project applicant or its designee shall present an Erosion Control Plan (ECP) designed to lessen the impacts of erosion during construction. This plan shall comply with all applicable grading codes and water quality protection protocols. This plan shall be implemented during site construction. This measure shall be implemented to the satisfaction of the City Development Services Director.                                                                                                     | Preparation of Erosion Control Plan                                                                           | Prior to issuance of grading permits                   | Development Services Director                                                                            |                     |          |          |

Table 1.2-1 (cont.): Mitigation Monitoring and Reporting Plan

| #                                      | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Method of Verification                                                                                                                        | Timing of Verification                       | Responsible for Verification  | Verification Record |          |          |
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| GS-6                                   | During grading and development of the project site, all oversized material (larger than 12 inches in largest dimension) shall be handled as recommended in the project geotechnical reports. This material may be placed in deeper fills, nonstructural areas, or disposed of offsite. This measure shall be implemented to the satisfaction of the City Development Services Director.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Inclusion of notes on grading plan.<br>Direct observation.                                                                                    | Ongoing during grading and development.      | Development Services Director |                     |          |          |
| <b>HAZARDS AND HAZARDOUS MATERIALS</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                               |                                              |                               |                     |          |          |
| HAZ-1                                  | <p><b>Remediation of Contaminated Soils:</b></p> <p>The remediation of soils containing Chemicals of Concern (COCs) at concentrations exceeding the residential or industrial screening level shall meet the Cleanup Plan Removal Goals for Soils as depicted in Table 4.7-4. This measure shall be implemented to the satisfaction of the Development Services Director.</p> <p>NOTE: Table 4.7-4 of the DEIR is provided as part of the MMRP, and is located in this document at the end of Table 1.2-1</p> <p><b>HAZ-1(a) Excavation and Stockpiling Management:</b></p> <p>The excavated materials will be segregated based upon type (e.g. tarmac, pavement, and soil) and will be temporarily stockpiled onsite for loading, transport and disposal to an offsite facility, or onsite management, as provided under the Cleanup Plan. Soil excavated will be placed in separate stockpiles based on the COC present in soil. For instance, soil containing PAHs shall be placed in a separate stockpile from soil containing TRPH and PCBs. The exception to this procedure will be in the case when soil excavated contains multiple constituents (e.g.</p> | Compliance with the goals, requirements and procedures of the Clean Up Plan, including the transportation and disposal of contaminated soils. | Prior to land disturbance in affected areas. | Development Services Director |                     |          |          |

Table 1.2-1 (cont.): Mitigation Monitoring and Reporting Plan

| # | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Method of Verification | Timing of Verification | Responsible for Verification | Verification Record |          |          |
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|   | <p>PAHs/TRPH). In this case, soil containing multiple constituents shall be segregated accordingly based on the constituents present in soil (e.g. soil containing PAHs/TRPH shall be placed in a separate stockpile from soil containing TRPH/PCBs). The excavated soils may be further segregated based on field observation, and field monitoring results. All potentially contaminated soils excavated will be hauled offsite for disposal or relocated and contained onsite.</p> <p><b>HAZ-1(b) Offsite Disposal of Excavated Soil:</b></p> <p>All excavated soils to be exported offsite will be transported to an appropriately permitted licensed treatment, storage, and disposal facility (TSDF) for disposal. Potential disposal facilities include TRS (located in Azusa, California) TPS Technologies (located in Adelanto, California) or Western Environmental (located in Mecca, California).</p> <p>All transportation activities will be performed in strict compliance with regulations and ordinances. The hauling contractor(s) used to transport contaminated soils will be fully licensed and permitted by the U.S. Environmental Protection Agency (USEPA) and the State of California. All Department of Transportation (DOT) and California Highway Patrol (CHP) safety regulations will be strictly followed.</p> <p>Transportation equipment will be chosen to safely transport the expected volumes of soil, taking into consideration the types of roads to be traveled and their loading capacity. Routine truck maintenance and repairs will be performed at the remediation contractor's premises prior to picking up loads of waste from the Site. The remediation contractor will be required to clean up, to the satisfaction of the</p> |                        |                        |                              |                     |          |          |

Table 1.2-1 (cont.): Mitigation Monitoring and Reporting Plan

| # | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Method of Verification | Timing of Verification | Responsible for Verification | Verification Record |          |          |
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|   | <p>regulatory agencies involved, any spills resulting from maintenance of the trucks due to road accidents during operation of this project. All vehicles, trailers, and containers of the subcontractors will be inspected by CRWQCB and/or San Bernardino County and contractor personnel on a routine basis.</p> <p>Trucks will use only pre-planned and authorized routes, as approved by the City of Rialto, California. A detailed log of the loads hauled from the Site will be maintained in the Site field logbook. The log will include, at a minimum, the date and time trucks were loaded and off-loaded, the destination, size (volume and weight) of the load, description of the contents, name and signature of the hauler, and name and signature of the Contractor's representative. The waste will be off-loaded for disposal in a manner consistent with current Federal EPA, State, and local regulations.</p> <p>Trucks for the offsite transportation of contaminated soil will remain on clean areas at all times to minimize the need to decontaminate the truck tires. During loading, dust, and odor emissions will be monitored and mitigated as necessary according to discussions earlier in this section. The hauling trucks will be equipped to fully cover all soils during transportation. At a minimum, the soils will be tightly covered by a heavy tarp. Trucks hauling soils will be developed prior to the initiation of remedial efforts.</p> <p><b>HAZ-1(c) Onsite Relocation of Excavated Soil</b><br/>All excavated soil to be relocated onsite, with the exception of soils affected by TPH-g at concentrations in excess of Cleanup Goals may be placed beneath publicly-owned streets, from edge of curb to edge of curb within in public right of way,</p> |                        |                        |                              |                     |          |          |

Table 1.2-1 (cont.): Mitigation Monitoring and Reporting Plan

| # | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Method of Verification | Timing of Verification | Responsible for Verification | Verification Record |          |          |
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|   | <p>Figure 20. The relocation cells will be sized and excavated based on the estimated quantities of the removal areas. Further, individual relocation cells will be completed to accommodate soil based on the COC present in the soil stockpile. For instance, soil containing PAHs will be placed in a dedicated relocation cell designed to contain soils contaminated with PAHs. In the case when soil is contaminated with multiple constituents (e.g. PAHs/TRPH), these soils shall be placed in a dedicated relocation cell designed to contain these types of soils (e.g. soil containing PAHs/TRPH shall be placed in a relocation cell separate from soil containing TRPH/PCBs). The soil excavated during construction of the relocation cells will be temporarily stockpiled onsite for subsequent reuse and for cover of the relocation cell. Upon excavation, the soil from the relocation cells will be transported to a staging area for stockpiling and subsequent sampling and analysis.</p> <p>The location(s) for the proposed relocation cell(s) will be constructed using appropriate excavation techniques, such as sloping the excavation sidewalls at a 45-degree angle or benching to ensure slope stability is maintained and the trenching is conducted in accordance with Cal-OSHA regulations regarding trenches. Land-use restrictions will be applied to the areas of the roadways which include the relocation cells. Impacted soil will be placed in the cells at a minimum of 2 feet below the lowest utility main, which is estimated to be between 7 and 10 feet bgs, and clean backfill will be placed between the ground surface and the top of the remediation cell. Backfill and compaction will be conducted appropriately.</p> <p>The placement of clean backfill above the relocation cell allows for the installation and maintenance of the proposed subgrade utility alignments within the</p> |                        |                        |                              |                     |          |          |

Table 1.2-1 (cont.): Mitigation Monitoring and Reporting Plan

| # | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Method of Verification | Timing of Verification | Responsible for Verification | Verification Record |          |          |
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|   | <p>area of the relocation cells without disturbing the relocated affected soil. The proposed utilities to be installed include storm drain, sanitary sewer, joint trench (i.e., electrical, telephone, cable), and water. A typical relocation cell cross section is shown on Figure 20. The final site of the relocation cell(s) is subject to revision upon the written approval of CRWQCB staff. The engineered design and specifications of the relocation cell(s) will be determined through discussions with the RDA. The engineered design and specifications will be provided to CRWQCB staff for approval.</p> <p>A geotextile fabric will be placed over the top of the affected soil to mark the interface between the clean backfill soil and the relocated affected soil. The geotextile will be extended along the edges of the right of way. The soil above the relocation cell(s) will be capped with road base material following placement and compaction of the clean backfill material. Asphaltic concrete pavement, curbs and gutters will be constructed during redevelopment of the Site. Placing the soil beneath publicly-owned city streets, separate from the rest of the development project, will allow unrestricted use of the unaffected portions of the development, which will be separately parceled.</p> <p><b>HAZ-1(d) Excavation of Tarmac and Base Aggregate Material</b></p> <p>The tarmac and base material down to native soil on Property C will be removed and the exposed native soil surface will be examined for discoloration and observation of chemical odor originating from the surface/subsurface. Areas exhibiting staining or a chemical odor will be included as part of the confirmation sampling program. It is intended that the tarmac paving be recycled and used in asphalt or</p> |                        |                        |                              |                     |          |          |

Table 1.2-1 (cont.): Mitigation Monitoring and Reporting Plan

| #     | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Method of Verification                                                                                                     | Timing of Verification                                    | Responsible for Verification        | Verification Record |          |          |
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|       | as fill material onsite or offsite as part of a value engineering program. The tarmac could also be used onsite as aggregate base beneath streets and parking lots. Alternatives for onsite reuse of the aggregate material include the construction of landscape berm(s), placement of such material in below grade pits in dedicated areas of the Site that will be used as parkways, parks, and landscaping will also be an option. Implementation of these alternatives will control any potential exposure for future receptors, and will require a land-use restriction, including: (1) excluding use of the subject area for residential, hospital, schools or day care facility use; (2) requiring Regional Board notification prior to disturbance of such relocated tarmac or aggregate base materials. |                                                                                                                            |                                                           |                                     |                     |          |          |
| HAZ-2 | <b>Confirmation Sampling and Analysis:</b><br>Confirmation sampling shall be collected following excavation activities and prior to backfilling as described in the Confirmation Sampling and Analysis Plan. All sampling activities shall be conducted in accordance with the approved Field Sampling Plan (FSP) prepared by the primary contractor. This measure shall be implemented to the satisfaction of the Development Services Director.                                                                                                                                                                                                                                                                                                                                                                 | Compliance with Confirmation Sampling and Analysis Plan and the Field Sampling Plan. Direct observations/site inspections. | Ongoing throughout demolition activities.                 | Development Services Director       |                     |          |          |
| HAZ-3 | <b>Contingency Plan for Further Remedial Action:</b><br>To minimize the potential for exposure of construction personnel to unknown contaminated soil during excavation and grading activities, prior to initiating construction or soil disturbance activities and to address the contingency of the discovery of unknown hazardous materials, a Site Management Plan (SMP) will be developed and provided to construction contractors that summarizes applicable                                                                                                                                                                                                                                                                                                                                                | Preparation of and compliance with a Site Management Plan.                                                                 | Prior to the commencement of land disturbance activities. | Public Works Director/City Engineer |                     |          |          |

Table 1.2-1 (cont.): Mitigation Monitoring and Reporting Plan

| # | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Method of Verification | Timing of Verification | Responsible for Verification | Verification Record |          |          |
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|   | <p>legal requirements regarding the discovery, reporting, management, and disposal of hazardous materials or hazardous wastes. Contractors will also be obligated to comply with applicable legal requirements. The SMP shall be prepared and implemented by a qualified environmental firm that has a registered civil engineer, a registered geologist, or a registered environmental assessor on their staff, and shall be subject to review and approval by the County of San Bernardino. As a component of the SMP, a contingency plan shall be prepared that shall identify parameters and physical observations that indicate potential hazardous materials contamination, including soil discoloration, suspicious odors, presence of underground storage tanks, or buried building material, including asbestos containing material. This contingency plan shall include measures to protect worker safety if signs of contamination are encountered, identify sampling and analysis protocols for various substances that might be encountered (e.g., volatile organic compounds, petroleum hydrocarbons, heavy metals, asbestos), and list required regulatory agency contacts if contamination is found. Such worker safety measures may include use of personal environmental protection equipment, 40 hour HAZWOPER training, and use of real time monitoring devices. The SMP document shall specify procedures for sampling and profiling of soils, consistent regulatory requirements, prior to transport and disposal, and procedures for groundwater waste management.</p> |                        |                        |                              |                     |          |          |

Table 1.2-1 (cont.): Mitigation Monitoring and Reporting Plan

| #     | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Method of Verification                                            | Timing of Verification                                                                     | Responsible for Verification        | Verification Record |          |          |
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| HAZ-4 | <b>Groundwater Use:</b><br>The drilling of new wells or the use of existing wells shall be prohibited within the Specific Plan area, except for those purposes that will not harm the public or create environmental impacts related to perchlorate contamination. This measure shall be implemented to the satisfaction of the Public Works Director/City Engineer.                                                                                                                                                                              | Evaluation of proposals to drill new wells or use existing wells. | Prior to the commencement of drilling or use of existing wells.                            | Public Works Director/City Engineer |                     |          |          |
| HAZ-5 | <b>Hazards Associated with Illegal Fenceline Dumping at the Site's Western Edge:</b><br>Materials from the western portion of the Site will be removed and observed for evidence of recognized environmental conditions. If such conditions are identified, sampling will be performed to confirm the absence (or presence) of contaminants in soil to determine if further action is required. Any remedial actions necessary will be undertaken consistent with contingency plans as identified under mitigation measure HAZ-3 of this section. | Evidence of materials removal and (as necessary) sampling.        | Prior to commencement of grading (does not include grading necessary to remove materials). | Public Works Director/City Engineer |                     |          |          |
| HAZ-6 | <b>Underground Pipeline:</b><br>Any development located immediately adjacent to the existing easement for the underground gas pipeline will require coordination between the contractors and the easement holder to establish a monitoring program.                                                                                                                                                                                                                                                                                               | Evidence of establishment of monitoring program.                  | Prior to commencement of grading in affected areas.                                        | Public Works Director/City Engineer |                     |          |          |
| HAZ-7 | <b>Pre-Demolition Activities:</b><br>Prior to approval of demolition by the Development Services Department, an asbestos survey will be conducted prior to demolition of applicable structures pursuant to state and federal law. All asbestos containing building materials will be removed prior to structure demolition.                                                                                                                                                                                                                       | Preparation of asbestos and lead-based paint surveys.             | Prior to demolition.                                                                       | Building Division                   |                     |          |          |
|       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                   |                                                                                            |                                     |                     |          |          |

Table 1.2-1 (cont.): Mitigation Monitoring and Reporting Plan

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|   | <p>This work will be performed by an abatement contractor who is certified by the California OSHA Division of Occupational Safety and Health (DOSH) with properly trained and registered workers. All abatement techniques will be in accordance with DOSH and EPA protocol and also in conformance with South Coast Air Quality Management District rules. All removed asbestos containing building materials will be properly disposed of at a landfill certified to accept asbestos waste and waste will be transported under the waste manifest by a certified waste transportation company. Once all of these materials have been removed, structure demolition will commence.</p> <p>A lead based paint survey will be conducted under applicable state and federal. Abatement or paint stabilization techniques will be applied consistent with state and federal law will be applied prior to demolition. Such measures will include removal and stabilization of loose, flaking or peeling paint. Measures will be taken to ensure that paint chips are not generated in the demolition process. Once peeling paint has been removed and remaining paint surfaces have been stabilized demolition can commence.</p> <p>Lead paint having concentrations of 0.1 percent or more will be disposed of as hazardous if the composite samples exceed this level. Composite samples of the demolition waste should be collected and analyzed for lead content by TTLC, then Cal WET, and finally TCLP methods to characterize it for disposal.</p> <p>All removal and stabilization will be conducted by certified lead abatement contractors. Workers addressing lead paint condition will be subject to monitoring, personal protective equipment and</p> |                        |                        |                              |                     |          |          |

Table 1.2-1 (cont.): Mitigation Monitoring and Reporting Plan

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|              | control measures while abatement and demolition is being done to ensure that workers are not being exposed above regulatory Permissible Exposure Limits (PEL).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                      |                                                |                              |                     |          |          |
| <b>HAZ-8</b> | <p><b>Underground Storage Tank Removal:</b></p> <p>UST will be permanently closed in accordance with the San Bernardino County requirements. USTs will be purged, cleaned, and excavated. All above and below ground UST appurtenances such as dispensers will be removed and disconnected from vents or other above and below ground piping, including all other underground utilities associated with the buried UST. Prior to tank removal, preparation activities will be performed by purging and cleaning the USTs. The tanks will then be removed by exposing (excavating) soils over and around the USTs, lifting the USTs from the excavation, sampling the excavation, further excavation as required to meet applicable regulatory thresholds, and backfilling the excavation with clean certified soil.</p> <p>The USTs and appurtenances will be transported as hazardous waste, accompanied by a California Hazardous Waste Manifest and taken to a licensed Treatment, Storage, and Disposal Facility (TSDF). USTs may only be handled as non-hazardous if they are triple rinsed onsite and the rinsate is manifested and hauled to a licensed TSDF.</p> <p>Soil samples will be collected per the San Bernardino County UST removal procedures. A minimum of one (1) sample will be collected from the fill end, and one (1) sample from the turbine end of the UST. Samples will also be collected at least 2 feet below native soil and a separate sample will be collected at each dispenser, and at every 20 linear feet of piping and/or at each joint, bend or connection. Soil samples will be collected from the</p> | Written evidence of completion of removal and soil sampling/ remediate as described. | Prior to ground disturbance in affected areas. | Building Division            |                     |          |          |

Table 1.2-1 (cont.): Mitigation Monitoring and Reporting Plan

| #                                  | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                           | Method of Verification                                                                                  | Timing of Verification                    | Responsible for Verification        | Verification Record |          |          |
|------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|-------------------------------------------|-------------------------------------|---------------------|----------|----------|
|                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                         |                                           |                                     | Date                | Comments | Initials |
|                                    | soil stockpiled from the excavation. Soil samples will be submitted to a State of California, Department of Health Services certified Laboratory for chemical analysis of all constituents of the previously stored hazardous substances and their breakdown or transformation products.                                                                                                                                                                     |                                                                                                         |                                           |                                     |                     |          |          |
| <b>HAZ-9</b>                       | <b>Pole-Mounted Transformers:</b><br>Prior to grading of the Site, the existing transformers will be inspected to determine whether or not they contain PCBs. If PCBs are present, the transformers will be replaced with newer models that do not contain PCBs. The old transformers will be disposed of through a commercially permitted PCB disposal company, as identified by the U.S. Environmental Protection Agency.                                  | Written evidence of inspection and, if necessary, replacement of transformers.                          | Prior to commencement of grading.         | Public Works Director/City Engineer |                     |          |          |
| <b>HAZ-10</b>                      | <b>Schools:</b><br>Any school proposed as part of the redevelopment of the Project site will be subject to the oversight of the California Department of Toxic Substances Control, as required by State law. Any school site will be free of contamination or, if the properties were previously contaminated, they will be cleaned up under DTSC's oversight to a level that protects the students and staff who will occupy the new school.                | Written evidence of absence of contamination, or evidence of clean up subject to DTSC oversight.        | Prior to commencement of grading.         | Public Works Director/City Engineer |                     |          |          |
| <b>HYDROLOGY AND WATER QUALITY</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                         |                                           |                                     |                     |          |          |
| <b>HYD-1</b>                       | <b>Flood Control/Drainage Channels:</b><br>Prior to issuance of grading permits, the developers or their designees shall coordinate the design and obtain approval of all flood control and storm drain structures as identified in project hydrology studies. The developers or their designees shall provide evidence of this approval to the City Public Works Department. These improvements shall be consistent with any master planning efforts of the | Review and approval of design of flood control and storm drain structures. Evidence of County approval. | Prior to the issuance of grading permits. | Public Works Director/City Engineer |                     |          |          |

Table 1.2-1 (cont.): Mitigation Monitoring and Reporting Plan

| #            | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Method of Verification                                         | Timing of Verification                    | Responsible for Verification        | Verification Record |          |          |
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|              | County to the satisfaction of the City Engineer.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                |                                           |                                     |                     |          |          |
| <b>HYD-2</b> | The developers or their designees shall obtain a General Permit for Storm Water Discharge Associated with Construction Activity (Construction Activity General Permit). The developers or their designees shall provide a copy of this permit to the City Public Works Department prior to the issuance of grading permits.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Provide a copy of permit.                                      | Prior to the issuance of grading permits. | Public Works Director/City Engineer |                     |          |          |
| <b>HYD-3</b> | <p><b>Water Quality:</b></p> <p>Prior to the issuance of grading permits, the developers or their designees shall prepare a Water Quality Management Plan (WQMP) and an Erosion and Sediment Control Plan (ESCP) to implement the most appropriate BMPs and to prevent any significant removal and/or downstream deposition of soil from the project site during construction. The WQMP and ESCP shall contain provisions requiring that all erosion control measures and structures be maintained and repaired as needed for the life of the project. Prior to the issuance of a grading permit, the City Development Services Department, Engineering Division shall approve the WQMP and ESCP based on review and input by the Regional Water Quality Control Board (RWQCB). At the request of the developer, the City Public Works Department may accept a Storm Water Pollution Prevention Plan (SWPPP) as a substitute for the ESCP as long as it fulfills the intent of this measure to an equivalent degree. The SWPPP or ESCP shall be prepared to the satisfaction of the City Public Works Department. The WQMP and ESCP or SWPPP shall include, but is not limited to, the following:</p> <p>a) Specify the timing of grading and construction to minimize soil exposure to winter rain periods experienced in southern California;</p> | Review and approval of WQMP and ESCP (or SWPPP as applicable). | Prior to the issuance of grading permits. | Public Works Department             |                     |          |          |

Table 1.2-1 (cont.): Mitigation Monitoring and Reporting Plan

| # | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Method of Verification | Timing of Verification | Responsible for Verification | Verification Record |          |          |
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|   | <p>b) Natural vegetation shall be retained on all areas that will not be disturbed for grading, except areas that must be cleared and revegetated as part of a fuel modification program;</p> <p>c) All slopes greater than five feet in height shall be evaluated to define the optimum length and steepness to minimize flow velocity and erosion potential. Lateral drainage collection systems shall be incorporated at the base of slopes, when determined appropriate, to transport flows in a controlled, non-erodable channel;</p> <p>d) Indicate where flows on the site can be diverted from denuded areas and carried in the natural channels on the site;</p> <p>e) Construct man-made channels to minimize runoff velocities;</p> <p>f) Disturbed areas shall be vegetated and mulched immediately after final grades have been established;</p> <p>g) Sediment traps, basins, or barriers (silt fences, hay bales, etc.) shall be established on the property to prevent the release of “first flush” urban pollutants, including sediment, from developed areas, including the emergency access roads. The design and location of these improvements shall be identified in the plan subject to review and approval by the City;</p> <p>h) Drainage facilities designed to transport flows shall be described and the adequacy of the channel shall be verified by City approval of a detailed drainage analysis;</p> <p>i) An inspection and maintenance program shall be included to ensure that any erosion, which does occur either on or offsite as a result of the project, will be corrected through a remediation or restoration program within a time frame specified by the City;</p> |                        |                        |                              |                     |          |          |

Table 1.2-1 (cont.): Mitigation Monitoring and Reporting Plan

| #            | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                             | Method of Verification                           | Timing of Verification                             | Responsible for Verification                             | Verification Record |          |          |
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|              |                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                  |                                                    |                                                          | Date                | Comments | Initials |
|              | j) Confirmed observations by the City of uncontrolled runoff being carried onsite will be grounds for suspension or revocation of any grading or building permit in process, or any discretionary permit subsequently applied for until the problem is resolved to the satisfaction of the City Public Works Department.                                                                                                       |                                                  |                                                    |                                                          |                     |          |          |
| <b>HYD-4</b> | Prior to the issuance of building permits, graded but undeveloped land shall be maintained in a relatively weed-free condition and/or planted with interim landscaping within 180 days of completion of grading, unless building permits are obtained. This measure shall be implemented to the satisfaction of the Development Services Director.                                                                             | Direct observation                               | Ongoing prior to the issuance of building permits. | Development Services Director                            |                     |          |          |
| <b>HYD-5</b> | Prior to the issuance of occupancy permits, planting of developed land shall comply with the NPDES Best Management Practices Construction Handbook Section 6.2 to the satisfaction of the City Engineer and/or Public Works Director as applicable.                                                                                                                                                                            | Site inspection                                  | Prior to the issuance of occupancy permits.        | City Engineer and/or Public Works Director as applicable |                     |          |          |
| <b>HYD-6</b> | Prior to issuance of the first occupancy permit, the developers or their designees shall provide proof to the Public Works Department that the onsite drainage facilities will be maintained by the County, City, HOA, or equivalent. The developer must demonstrate that these facilities will be adequately maintained by an appropriate mechanism or organization, to the satisfaction of the City Public Works Department. | Written evidence identifying maintenance entity. | Prior to issuance of the first occupancy permit.   | City Public Works Department.                            |                     |          |          |
| <b>NOISE</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                  |                                                    |                                                          |                     |          |          |
| <b>N-01</b>  | Construction activities shall be limited to the City's allowable hours of construction activities shown in Table 4.11-2 in accordance with the City's Noise Ordinance.                                                                                                                                                                                                                                                         | Direct observations, site inspections.           | Ongoing throughout the construction phase.         | Public Works Dept.                                       |                     |          |          |

Table 1.2-1 (cont.): Mitigation Monitoring and Reporting Plan

| #           | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Method of Verification                                                                            | Timing of Verification                                                            | Responsible for Verification                                | Verification Record |          |          |
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|             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                   |                                                                                   |                                                             | Date                | Comments | Initials |
| <b>N-02</b> | All construction equipment shall use noise-reduction features (e.g., mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer.                                                                                                                                                                                                                                                                                                                             | Direct observations, site inspections.                                                            | Ongoing throughout the construction phase.                                        | Public Works Dept.                                          |                     |          |          |
| <b>N-03</b> | Construction staging and heavy equipment maintenance activities shall be performed a minimum distance of 300 feet from any nearby noise sensitive uses, unless safety or technical factors take precedence.                                                                                                                                                                                                                                                                                                   | Incorporation of requirement into grading and building plans (plan notes). Site inspection.       | Ongoing throughout the construction phase.                                        | Public Works Dept.                                          |                     |          |          |
| <b>N-04</b> | Stationary combustion equipment such as pumps or generators operating within 300 feet of any nearby noise sensitive uses shall be shielded with a noise protection barrier.                                                                                                                                                                                                                                                                                                                                   | Incorporation of requirement into grading and building plans (plan notes). Site inspection.       | Ongoing throughout the construction phase.                                        | Public Works Dept.                                          |                     |          |          |
| <b>N-05</b> | The City shall require that a noise impact analysis be prepared for all proposed residential subdivisions within the Specific Plan and for any commercial or business developments located adjacent to existing or proposed noise sensitive land uses. Each noise impact analysis shall identify potential construction noise impacts and provide mitigation, if necessary to reduce the construction noise impacts to within the City noise level standards of the Noise Element of the Rialto General Plan. | Review and approval of land use applications, review and approval of analyses as specified        | Prior to approval of land use applications or as otherwise required through CEQA. | Development Services Department and Public Works Department |                     |          |          |
| <b>N-06</b> | The City shall require that a noise impact analysis be prepared for all proposed residential subdivisions within the Specific Plan, and any proposed commercial retail or business uses located adjacent to Alder Avenue, Baseline Road, SR-210, or adjacent to other sensitive on-site or off-site uses. Each noise impact analysis shall identify potential direct, project related, transportation noise impacts and provide mitigation, if necessary, to reduce the                                       | Review and approval of land use applications, submittal and review of noise analyses as specified | Prior to approval of land use applications or as otherwise required through CEQA. | Development Services Department and Public Works Department |                     |          |          |

Table 1.2-1 (cont.): Mitigation Monitoring and Reporting Plan

| #                                     | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Method of Verification                                                                                                                                                   | Timing of Verification                                                            | Responsible for Verification                                | Verification Record |          |          |
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|                                       | traffic noise impacts as well as other onsite stationary noise impacts to within the City noise level standards of the Land Use Element of the Rialto General Plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                          |                                                                                   |                                                             |                     |          |          |
| <b>N-07</b>                           | The City shall require that a vibration impact analysis be prepared for all proposed residential subdivisions within the Specific Plan and for any commercial or business developments located adjacent to existing or proposed vibration sensitive land uses. Each vibration impact analysis shall identify potential construction-related vibration impacts and provide mitigation, if necessary, to reduce the construction to within the County vibration level standards.                                                                                                                                                                        | Review and approval of land use applications, submittal and review of noise analyses as specified                                                                        | Prior to approval of land use applications or as otherwise required through CEQA. | Development Services Department and Public Works Department |                     |          |          |
| <b>N-08</b>                           | The City shall require that a vibration impact analysis be prepared for any commercial or business developments located adjacent to existing or proposed vibration sensitive land uses. Each vibration impact analysis shall identify potential sources of vibration impacts and provide mitigation, if necessary, to reduce the vibration impacts to within the County standards.                                                                                                                                                                                                                                                                    | Review of land use applications. Submittal and review of noise analyses/mitigation as necessary.                                                                         | Prior to approval of land use applications.                                       | Development Services Department and Public Works Department |                     |          |          |
| <b>TRANSPORTATION AND CIRCULATION</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                          |                                                                                   |                                                             |                     |          |          |
| <b>T-1</b>                            | <b>Intersection Improvements:</b><br>The City shall ensure that RSP generated traffic will not result in inadequate Level of Service (LOS) for RSP project intersections. Prior to any discretionary approval of development pursuant to the RSP, the City Traffic Engineer shall use the Traffic Impact Analysis (TIA - LSA 2009) to evaluate which portion of the above-listed improvements are attributable to the proposed development, and appropriate based upon the progress of cumulative development. Based upon this evaluation, the proposed development shall be required, to either, a) construct the applicable improvements; or b) pay | Evaluation of development proposals. Evidence of enforceable requirements to provide monetary contributions and/or improvements as necessary to maintain acceptable LOS. | Prior to issuance of building permits.                                            | City Traffic Engineer                                       |                     |          |          |

Table 1.2-1 (cont.): Mitigation Monitoring and Reporting Plan

| #                     | Mitigation Measure                                                                                                                                                                                                                                                                                             | Method of Verification                                                      | Timing of Verification                                                  | Responsible for Verification  | Verification Record |          |          |
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|                       |                                                                                                                                                                                                                                                                                                                |                                                                             |                                                                         |                               | Date                | Comments | Initials |
|                       | appropriate fair-share fees for the development's contribution to a cumulative impact, as determined necessary to meet acceptable levels of service pursuant to the applicable jurisdiction.                                                                                                                   |                                                                             |                                                                         |                               |                     |          |          |
| <b>CLIMATE CHANGE</b> |                                                                                                                                                                                                                                                                                                                |                                                                             |                                                                         |                               |                     |          |          |
| <b>CC-01</b>          | Homes and businesses will exceed the 2008 Standards for Title 24 Part 6 energy efficiency standards by at least 10 percent.                                                                                                                                                                                    | Incorporation of standards into building plans.                             | Prior to issuance of building permits.                                  | Building Division             |                     |          |          |
| <b>CC-02</b>          | Where appliances are offered by homebuilders, Energy Star appliances will be installed.                                                                                                                                                                                                                        | Incorporation of requirement into building plans.                           | Prior to issuance of occupancy permits.                                 | Building Division             |                     |          |          |
| <b>CC-03</b>          | The Proposed Project will comply with any applicable local Climate Action Plan (CAP) or mitigation program for the reduction of greenhouse gases (GHGs) adopted by the City of Rialto or the County of San Bernardino that is adopted prior to the issuance of building permits for subsequent project phases. | Incorporation into conditions of approval for future development proposals. | Prior to issuance of building permits.                                  | Development Services Director |                     |          |          |
| <b>CC-04</b>          | The Proposed Project shall promote the use of alternative fuel technologies for construction vehicles by including language in construction bid specifications and weighting the use of alternative fuel technologies in the selection of construction contractors.                                            | Written evidence of described language in construction bids.                | Prior to issuance of grading permits or building permits as applicable. | Development Services Director |                     |          |          |
| <b>CC-05</b>          | Throughout construction, the Proposed Project shall maintain a centralized information repository for available recycled building materials. Recycled building materials shall be incorporated where practicable.                                                                                              | Periodic review of centralized information repository.                      | Ongoing during construction of the Proposed Project.                    | Development Services Director |                     |          |          |