

**Mitigation Monitoring and Report Program
Initial Study/Mitigated Negative Declaration
Walnut/Alder Warehouse Project**

Prepared for:

City of Rialto

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Walnut/Alder Warehouse Project
Mitigation Monitoring and Reporting Program

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Mitigation Monitoring and Reporting Program

1 INTRODUCTION

The California Environmental Quality Act (CEQA) requires that a public agency adopting a Mitigated Negative Declaration (MND) take affirmative steps to determine that approved mitigation measures are implemented after project approval. The lead or responsible agency must adopt a reporting and monitoring program for the mitigation measures incorporated into a project or included as conditions of approval. The program must be designed to ensure compliance with the MND during project implementation (California Public Resources Code, Section 21081.6(a)(1)).

This Mitigation Monitoring and Reporting Program (MMRP) will be used by the City of Rialto (City) to ensure compliance with adopted mitigation measures identified in the MND for the proposed Walnut/Alder Warehouse project (proposed project) when construction begins. The City, as the lead agency, will be responsible for ensuring that all mitigation measures are carried out. Implementation of the mitigation measures would reduce impacts to below a level of significance for air quality, biological resources, cultural resources, noise, transportation and traffic, and tribal cultural resources.

The remainder of this MMRP consists of a table that identifies the mitigation measures by resource for each project component. Table 1 identifies the mitigation monitoring and reporting requirements, list of mitigation measures, party responsible for implementing mitigation measures, timing for implementation of mitigation measures, agency responsible for monitoring of implementation, and date of completion. With the MND and related documents, this MMRP will be kept on file at the following location:

City of Rialto
Community Development Department, Planning Division
150 S. Palm Avenue
Rialto, California 92376

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2 MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST

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Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Date of Completion
<i>Air Quality</i>			
<p>MM-AQ-1 In order to reduce the operational impacts associated with oxides of nitrogen (NO_x) emissions, the proposed project shall implement one of the following mitigation options:</p> <p>Mitigation Option A: The proposed project's tenant(s) shall limit the number of heavy-duty diesel-fueled trucks accessing the project site to 160 trucks per day if the truck fleet is wholly or partially older than the 2010 U.S. Environmental Protection Agency/California Air Resources Board truck engine standards. A truck log tracking on-site trucking activities shall be kept by the tenant and made available to the City of Rialto and/or their designee at the City's request.</p> <p>or</p> <p>Mitigation Option B: The proposed project's tenant(s) shall limit the number of heavy-duty diesel-fueled trucks accessing the project site to 210 trucks per day if the truck fleet is equal to or better than the 2010 U.S. Environmental Protection Agency/California Air Resources Board truck engine standards. A truck log tracking on-site trucking activities shall be kept by the tenant and made available to the City of Rialto and/or their designee at the City's request.</p>	During operations	City of Rialto	
<i>Biological Resources</i>			
<p>MM-BIO-1 A qualified biological monitor shall be present to monitor the initial vegetation clearing of the proposed project to ensure that all practicable measures are being employed to avoid incidental disturbance of habitat and species of concern outside of the project limits. The biological monitor shall be authorized to halt work as required to avoid impacts to protected species. The biological monitor shall contact the construction foreman and the project manager to discuss the implementation of the minimization and</p>	During initial vegetation clearing phase of construction	City of Rialto	

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Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Date of Completion
mitigation measures.			
MM-BIO-2 To determine if burrowing owls are occupying the project limits or adjacent areas prior to construction, a take avoidance survey following the 2012 California Department of Fish and Wildlife protocol shall be conducted no less than 14 days prior to initiating ground-disturbance activities during any time of year. In addition, any time lapses between project activities shall trigger subsequent take avoidance surveys including, but not limited to, a final survey conducted within 24 hours prior to ground disturbance. The survey shall be conducted from civil twilight to 10:00 a.m. or 2 hours before sunset until evening civil twilight within areas providing suitable habitat for burrowing owl. If burrowing owls are present, MM-BIO-3 from the Renaissance Specific Plan (City of Rialto 2010b) shall be implemented.	No less than 14 days prior to initiating ground-disturbance activities	City of Rialto	
MM-BIO-3 Within 30 days prior to the commencement of construction, a qualified biologist shall perform a raptor (if January 15 to August 31) and grassland bird nesting survey (if between March 1 to August 31) that shall consist of a single visit to ascertain whether there are active raptor nests within 300 feet of the project footprint. Nests shall be mapped (without Global Positioning System equipment because close encroachment may cause nest abandonment). If active nests are found, construction shall not occur within appropriate buffer of the nest until the nesting attempt has been completed and/or abandoned due to non-project-related reasons.	Within 30 days prior to the commencement of construction activities	City of Rialto	
<i>Cultural Resources</i>			
MM-CUL-1 If archaeological resources (sites, features, or artifacts) are exposed during construction activities for the proposed project, all construction work occurring within 100 feet of the find shall immediately stop until a qualified archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards, can evaluate the significance of the find and determine whether or not additional study is warranted. Depending on the significance of the find under the California Environmental Quality Act (CEQA) (14 California Code of Regulations Section 15064.5[f]; California Public Resources Code Section 21082), the archaeologist may simply record the find and allow work to continue. If the discovery proves significant under CEQA, additional work, such as preparation of an archaeological treatment plan and data recovery, may be warranted.	During construction	City of Rialto	

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Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Date of Completion
MM-CUL-2 In the event that paleontological resources (fossil remains) are exposed during construction activities for the proposed project, all construction work occurring within 50 feet of the find shall immediately stop until a Qualified Paleontologist, as defined by the Society of Vertebrate Paleontology's 2010 guidelines, can assess the nature and importance of the find. Depending on the significance of the find, the Qualified Paleontologist may record the find and allow work to continue, or may recommend salvage and recovery of the resource. All recommendations will be made in accordance with the Society of Vertebrate Paleontology's 2010 guidelines, and shall be subject to review and approval by the City of Rialto. Work in the area of the find may only resume upon approval of a Qualified Paleontologist.	During construction	City of Rialto	
<i>Noise</i>			
MM-NOI-1 During all project site excavation and grading on site, the project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.	During excavation and grading activities	City of Rialto	
MM-NOI-2 The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors to the east and southwest of the site.	During construction	City of Rialto	
MM-NOI-3 The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors to the east and southwest of the site during all project construction.	During construction	City of Rialto	
MM-NOI-4 During all project site construction, the construction contractor shall limit all construction-related activities that would result in high noise levels to between the hours of 7:00 a.m. and 5:30 p.m. Monday through Friday, and between 8:00 a.m. and 5:00 p.m. Saturday. No construction shall be allowed on Sundays and public holidays.	During construction	City of Rialto	
<i>Transportation and Traffic</i>			
MM-TRA-1 To ensure that all fair-share costs paid by the project applicant to the City of Rialto are set aside and put towards the specific improvements identified in the May 2018 Traffic Impact Analysis report, the project applicant shall coordinate with the City Engineer prior to issuance of a Certificate of Occupancy. This ensures that appropriate and enforceable funding mechanisms are established for all mitigation measures identified in the May 2018 Traffic Impact Analysis report that are not already included in the San	Prior to issuance of a Certificate of Occupancy	City of Rialto	

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Bernardino Association of Governments Nexus Fee Program, Renaissance Fee Program, the City of Rialto's Capital Improvement Program, or similar program.			
MM-TRA-2 Prior to issuance of a Certificate of Occupancy, the project applicant shall pay the City or Rialto's required fees, and contribute their fair-share cost to signalize the intersection of Tamarind Avenue/Baseline Road, as deemed by the City Engineer. The project's fair share at this intersection is 0.7%, and the resulting fair-share cost for this improvement would be \$2,649.01.	Prior to issuance of a Certificate of Occupancy	City of Rialto	
MM-TRA-3 Prior to issuance of a Certificate of Occupancy, the project applicant shall pay the City of Rialto's required fees, and contribute their fair-share cost to improve the roadway segment of Alder Avenue, between State Route 210 eastbound ramps and Renaissance Parkway with the following improvements: <ul style="list-style-type: none"> Construct roadway segment to a 6-lane Arterial The project's fair share along this roadway segment is 3.3%; the resulting fair-share cost for this improvement would be included in the project's total cost towards SR-210/Alder Avenue Interchange improvement, estimated to be a total of \$76,442.80.	Prior to issuance of a Certificate of Occupancy	City of Rialto	
MM-TRA-4 Prior to issuance of a Certificate of Occupancy, the project applicant shall pay the City or Rialto's required fees, and contribute their fair-share cost to improve the intersection of Alder Avenue/State Route (SR-) 210 westbound ramps with the following improvements: <ul style="list-style-type: none"> Add second westbound left turn lane Add second northbound left turn lane Add southbound right turn lane This intersection is part of the SR-210/Alder Avenue Interchange Improvement and all of the above-mentioned improvements are included in the Feasibility Study Report. The project's fair share at this intersection is 1.9%, and the resulting fair-share cost for this improvement would be included in the project's total cost towards the SR-210/Alder Avenue Interchange, estimated to be a total of \$76,442.80.	Prior to issuance of a Certificate of Occupancy	City of Rialto	
MM-TRA-5 Prior to issuance of a Certificate of Occupancy, the project applicant shall pay the City or Rialto's required fees, and contribute their fair-share cost to improve the	Prior to issuance of a Certificate of Occupancy	City of Rialto	

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<p>intersection of Alder Avenue/State Route (SR-) 210 eastbound ramps with the following improvements:</p> <ul style="list-style-type: none"> • Add dedicated eastbound left-turn lane • Restripe eastbound left-through lane to left-through-right lane • Add dedicated northbound right-turn lane • Signal modification <p>This intersection is part of the SR-210/Alder Avenue Interchange Improvement and all of the above-mentioned improvements are included in the FSR. The project's fair share at this intersection is 3.0%, and the resulting fair-share cost for this improvement would be included in the project's total cost towards the SR-210/Alder Avenue Interchange, estimated to be a total of \$76,442.80.</p>			
<p>MM-TRA-6 Prior to issuance of a Certificate of Occupancy, the project applicant shall pay the City or Rialto's required fees, and contribute their fair-share cost to the Renaissance Fee Program to improve the intersection of Alder Avenue/Renaissance Parkway with the following improvements:</p> <ul style="list-style-type: none"> • Add dedicated westbound right-turn lane (included in FSR) • Add second southbound left-turn lane (included in FSR) • Restripe southbound right-turn lane to through-right (included in FSR) • Signal modification (included in FSR) • Add second westbound left-turn lane • Add dedicated northbound right lane • Add second eastbound through lane • Re-stripe westbound right to westbound through lane <p>This intersection is part of the SR-210/Alder Avenue Interchange Improvement and some of the above-mentioned improvements are included in the FSR. The project's fair share at this intersection is 2.4%, and the resulting fair-share cost for this improvement would be included in the project's total cost towards SR-210/Alder Avenue Interchange, estimated to be a total of \$76,442.80.</p>	Prior to issuance of a Certificate of Occupancy	City of Rialto	

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<p>MM-TRA-7 Prior to issuance of a Certificate of Occupancy, the project applicant shall pay the City of Rialto's required fees, and contribute their fair-share cost to the San Bernardino Association of Governments Nexus Fee to improve the intersection of Alder Avenue/Baseline Road with the following improvements:</p> <ul style="list-style-type: none"> • Add eastbound through lane • Add dedicated eastbound right-turn lane • Add westbound through lane • Add dedicated westbound right-turn lane • Add northbound through lane • Add dedicated northbound right-turn lane • Add second southbound left-turn lane • Add southbound through lane • Signal modification <p>The project's fair share at this intersection is 0.8%, and the resulting fair-share cost for this improvement would be \$3,914.40 as payment to the San Bernardino Association of Governments Nexus Fee would cover their fair-share cost.</p>	Prior to issuance of a Certificate of Occupancy	City of Rialto	
<p>MM-TRA-8 Prior to issuance of a Certificate of Occupancy, the project applicant shall pay the City of Rialto's required fees, and contribute their fair-share cost to improve the intersection of Tamarind Avenue/Baseline Road with the following improvements:</p> <ul style="list-style-type: none"> • Install new traffic signal <p>The project's fair share at this intersection is 0.7%, and the resulting fair-share cost for this improvement would be \$2,649.01.</p> <p>Once the improvements above are constructed, most of the potentially significantly impacted intersections would operate with satisfactory LOS (LOS D or better), and the project's impact would be reduced to a level of less than significant. The exception would be the intersection of Alder Avenue/Renaissance Parkway where the PM peak hour is forecast to operate at LOS E (61.1 seconds of delay) with the mitigation measure implemented (from LOS F with 294.2 seconds of delay).</p> <p>While this intersection is forecast to continue to operate with unsatisfactory conditions</p>	Prior to issuance of a Certificate of Occupancy	City of Rialto	

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with the proposed mitigation measures at LOS E (from LOS F with mitigation), overall delay at the intersection would be significantly improved by 233.1 seconds. The payment of the project's fair-share cost to construct the mitigation measure would offset the project's 8.0-second delay increase at the intersection since the improvements would improve the delay by 233.1 seconds. Therefore, project impacts at Alder Avenue/Renaissance Parkway would be reduced to a level of less than significant.			
MM-TRA-9 Prior to issuance of a Certificate of Occupancy, the project applicant shall pay the City of Rialto's required fees, and contribute their fair-share cost to improve the roadway segment of Alder Avenue, between Renaissance Parkway and Walnut Avenue with the following improvements: <ul style="list-style-type: none"> Construct roadway segment to a 6-lane Arterial The project's fair share at this roadway segment is 3.9%, and the resulting fair-share cost for this improvement would be \$11,317.94 as payment to the San Bernardino Association of Governments Nexus Fee would cover their fair-share cost.	Prior to issuance of a Certificate of Occupancy	City of Rialto	
MM-TRA-10 Prior to issuance of a Certificate of Occupancy, the project applicant shall pay the City of Rialto's required fees, and contribute their fair-share cost to improve the roadway segment of Alder Avenue, between Walnut Avenue and Baseline Road with the following improvements: <ul style="list-style-type: none"> Construct roadway segment to a 4-lane Arterial The project's fair share at this roadway segment is 2.4%, and the resulting fair-share cost for this improvement would be \$0.00 as payment to the SANBAG Nexus Fee and Renaissance Specific Plan Fee would cover their fair-share cost.	Prior to issuance of a Certificate of Occupancy	City of Rialto	
<i>Tribal Cultural Resources</i>			
MM-TCR-1 All archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and Native American monitor. If the resources are Native American in origin, the tribe shall coordinate with the landowner regarding treatment and curation of these resources. The treatment plan established for the resources shall be in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15064.5(f) for historical resources and Public Resources Code	During construction	City of Rialto	

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Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) shall be the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis.			
<p>MM-TCR-2 Prior to the issuance of any grading permit for the project, the City of Rialto (City) shall ensure that the construction contractor provide access for Native American monitoring during ground-disturbing activities. This provision shall be included on project plans and specifications. The project site shall be made accessible to any Native American tribe requesting to be present, provided adequate notice is given to the construction contractor and that a construction safety hazard does not occur. The monitor(s) shall be approved by a local tribal representative and shall be present on site during the construction phases that involve any ground-disturbing activities. The monitor(s) shall possess Hazardous Waste Operations and Emergency Response (HAZWOPER) certification. In addition, the monitor(s) shall be required to provide insurance certificates, including liability insurance, for any archaeological resource(s) encountered during grading and excavation activities pertinent to the provisions outlined in the California Environmental Quality Act (CEQA), California Public Resources Code Division 13, Section 21083.2 (a) through (k).</p> <p>Neither the City, project applicant, nor construction contractor shall be financially obligated for any monitoring activities. If evidence of any tribal cultural resources is found during ground-disturbing activities, the monitor(s) shall have the capacity to halt construction in the immediate vicinity of the find, in order to recover and/or determine the appropriate plan of recovery for the resource. The recovery process shall not unreasonably delay the construction process.</p> <p>Construction activity shall not be contingent on the presence or availability of a monitor, and construction may proceed regardless of whether or not a monitor is present on site. The on-site monitoring shall end when the project site grading and excavation activities are completed or when the monitor has indicated that the site has a low potential for archaeological resources.</p>	Prior to the issuance of any grading permit and during construction	City of Rialto	