

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

Prepared for:

City of Rialto

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Baseline/Alder Warehouse Project
Mitigation Monitoring and Reporting Program

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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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Mitigation Monitoring and Reporting Program**

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2 MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST

Table 1
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Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Date of Completion
<i>Air Quality</i>			
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: Mitigation Option A: The proposed project's tenant(s) shall limit the number of heavy-duty diesel-fueled trucks accessing the project site to 164 trucks per day if any of the trucks accessing the site are older than the 2010 U.S. Environmental Protection Agency/California Air Resources Board (EPA/CARB) truck engine standards. The tenant shall keep a truck log tracking on-site trucking activities and shall make it available to the City of Rialto and/or their designee at the City's request. or 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 all of the truck fleet is equal to or better than the 2010 U.S. Environmental Protection Agency/California Air Resources Board truck engine standards. The tenant shall keep a truck log tracking on-site trucking activities and make it available to the City of Rialto and/or their designee at the City's request.	During construction	City of Rialto	
MM-AQ-2 During the site preparation phase of project construction, when using construction equipment greater than 150 horsepower, the construction contractor shall use off-road diesel construction equipment that complies with U.S. Environmental Protection Agency (EPA)/California Air Resources Board (CARB) Tier 3 emissions standards and shall ensure that all construction equipment be tuned and maintained in accordance with the manufacturer's specifications.	During construction	City of Rialto	
<i>Cultural Resources</i>			

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Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Date of Completion
<p>MM-CUL-1 A qualified archaeological monitor meeting the Secretary of the Interior's Standards and Guidelines with documented experience in regional archaeology shall be present for subsurface, ground-disturbing construction activities within native soils that occur within the project site. These subsurface activities include, but are not limited to, grading, excavation, trenching, and drainage, irrigation and utility removal and installation. If simultaneously occurring ground disturbing activities are proposed, a sufficient number of archaeological monitors shall be present each work day to ensure that simultaneously occurring activities receive thorough levels of monitoring coverage. Following the initial phases of subsurface, ground-disturbing construction activities and at the sole discretion of the archaeological monitor, if it is determined that subsurface construction activities would not occur within native alluvial soils, or if the monitor is able – in their own expert opinion – to determine that the project site is unlikely to garner any cultural resources of significance pursuant to the California Environmental Quality Act (CEQA), the monitor shall have the authority to cease monitoring activities prior to completion of subsurface construction activities.</p> <p>Prior to the start of subsurface, ground-disturbing construction activities, a Monitoring and Treatment Plan shall be completed by the archaeologist and submitted to the City of Rialto for dissemination to the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI), and any other Native American Tribe that considers the project site to be within its traditional use area. Once all parties review and approve the plan, it shall be adopted and enforced by the City of Rialto prior to the start of subsurface construction activities. Any and all findings shall be subject to the protocol detailed within the Monitoring and Treatment Plan.</p>	During construction	City of Rialto	
<p>MM-CUL-2 If a pre-contact cultural resource is discovered during project implementation, ground disturbing activities shall be suspended 60 feet around the resource(s) and an Environmentally Sensitive Area physical demarcation/barrier constructed. Representatives from the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI), any other Native American Tribe that considers the project site to be within its traditional use area, the archaeological monitor, and the City of Rialto shall coordinate regarding treatment of the discovered resource, as</p>	During construction	City of Rialto	

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<p>detailed within the Monitoring and Treatment Plan. A research design shall be developed and shall include a plan to evaluate the resource for significance under California Environmental Quality Act (CEQA) criteria. The research design shall also acknowledge that, regardless of significance under CEQA, all finds are subject, if feasible, to avoidance/preservation in place as treatment.</p> <p>Should any resource(s) not be a candidate for avoidance or preservation in place, and the removal of the resource(s) is necessary to mitigate impacts, the research design shall include a comprehensive discussion of sampling strategies, resource processing, analysis, and reporting protocols/obligations. Removal of any cultural resource(s) shall be conducted with the presence of a Tribal monitor representing the Tribe, unless otherwise decided by the consulting Tribe(s). All plans for analysis shall be reviewed and approved by the City or Rialto and the consulting Tribe(s) prior to implementation, and all removed material shall be temporarily curated on-site.</p> <p>Removed cultural material shall be reburied as close to the original find location as possible. However, should reburial within/near the original find location during project implementation not be feasible, then a reburial location for future reburial shall be decided upon by the consulting Tribe(s), the landowner, and the City of Rialto, and all finds shall be reburied within this location. Additionally, in this case, reburial shall not occur until all ground-disturbing activities associated with the project have been completed, all monitoring has ceased, all cataloguing and basic recordation of cultural resources have been completed, and a final monitoring report has been issued to the City of Rialto, the local California Historical Resources Information System (CHRIS) Information Center, and the consulting Tribe(s). All reburials are subject to a reburial agreement that shall be developed between the landowner and the consulting Tribe(s) outlining the determined reburial process/location, and shall include measures and provisions to protect the reburial area from any future impacts (vis a vis project plans, conservation/preservation easements, etc.).</p> <p>Should it be determined that avoidance, preservation in place, and on-site reburial are not an option for treatment, the landowner shall relinquish all ownership and rights to this material and confer with consulting Tribe(s) to identify an American Association of</p>			

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<p>Museums-accredited facility within San Bernardino County that can accession the materials into their permanent collections and provide for the proper care of these objects in accordance with the 1993 California Curation Guidelines. A curation agreement with an appropriate qualified repository shall be developed between the landowner and museum that legally and physically transfers the collections and associated records to the facility. This agreement shall stipulate the payment of fees necessary for permanent curation of the collections and associated records and the obligation of the landowner/project applicant to pay for those fees.</p> <p>All draft records/reports containing the significance and treatment findings and data recovery results shall be prepared by the archaeologist and submitted to the City of Rialto and the consulting Tribe(s) for their review and comment. After approval from all parties, the final reports and site/isolate records are to be submitted to the local CHRIS Information Center, the City of Rialto, and the consulting Tribe(s).</p>			
<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 construction	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 During all project site construction, the construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and nearby noise-sensitive receptors.	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 July 2018	Prior to issuance of a Certificate of Occupancy	City of Rialto	

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Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Date of Completion
Traffic Impact Analysis report, the project applicant shall coordinate with the City Engineer prior to issuance of a Certificate of Occupancy to ensure that appropriate and enforceable funding mechanisms are established for all mitigation measures identified in the July 2018 Traffic Impact Analysis report that are not already included in the San 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'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 13.39%, and the resulting fair-share cost for this improvement would be \$53,543.31. Once signalized, the intersection would operate with satisfactory level of service (LOS; LOS D or better), and the project's impact would be reduced to a level of less than significant.	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's required fees and contribute their fair-share cost to improve the roadway segment of Alder Avenue, between State Route (SR-) 210 eastbound ramps and Renaissance Parkway with the following improvements: <ul style="list-style-type: none"> Construct roadway segment to a six-lane Arterial The project's fair share along this roadway segment is 4.4%; 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 \$102,388.00.	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's required fees and contribute their fair-share cost to improve the intersection of Alder Avenue/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 	Prior to issuance of a Certificate of Occupancy	City of Rialto	

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Table 1
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Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Date of Completion
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 (FSR). The project's fair share at this intersection is 2.5%, and the resulting fair-share cost for this improvement would be included in project's total cost towards SR-210/Alder Avenue Interchange, estimated to be a total of \$102,388.00.			
<p>MM-TRA-5 Prior to issuance of a Certificate of Occupancy, the project applicant shall pay the City's required fees and contribute their fair-share cost to improve the intersection of Alder Avenue/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 4.1%, and the resulting fair-share cost for this improvement would be included in project's total cost towards SR-210/Alder Avenue Interchange, estimated to be a total of \$102,388.00.</p>	Prior to issuance of a Certificate of Occupancy	City of Rialto	
<p>MM-TRA-6 Prior to issuance of a Certificate of Occupancy, the project applicant shall pay the City's required fees and contribute their fair-share cost 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) <ul style="list-style-type: none"> ○ Add second westbound left-turn lane ○ Add dedicated northbound right lane • Add second eastbound through lane • Re-stripe westbound right to westbound through lane 	Prior to issuance of a Certificate of Occupancy	City of Rialto	

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Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Date of Completion
<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 3.5%, and the resulting fair-share cost for this improvement would be included in project's total cost towards SR-210/Alder Avenue Interchange, estimated to be a total of \$102,388.00.</p> <p>For the improvements not included in the FSR, the project's fair share at this intersection is 3.5%, and the resulting fair-share cost for this improvement would be \$3,703.11.</p>			
<p>MM-TRA-7 Prior to issuance of a Certificate of Occupancy, the project applicant shall pay the City's required fees and contribute their fair-share cost 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 1.7%, and the resulting fair share cost for this improvement would be \$8,180.80.</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'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 13.4%, and the resulting fair share cost for this improvement would be \$53,543.31.</p>	Prior to issuance of a Certificate of Occupancy	City of Rialto	

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MM-TRA-9 Prior to issuance of a Certificate of Occupancy, the project applicant shall pay the City's required fees and contribute their fair-share cost to improve the roadway segment of Alder Avenue, between SR-210 westbound and eastbound ramps with the following improvements: <ul style="list-style-type: none"> Construct roadway segment to a six-lane Arterial The project's fair share along this roadway segment is 3.0%; 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 \$102,388.00.	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'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 six-lane Arterial The project's fair share at this roadway segment is 5.3%, and the resulting fair-share cost for this improvement would be \$15,283.60 as payment to the San Bernardino Associated Governments (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	
MM-TRA-11 Prior to issuance of a Certificate of Occupancy, the project applicant shall pay the City'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 four-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	
MM-TRA-12 Prior to issuance of a Certificate of Occupancy, the project applicant shall pay the City's required fees and contribute their fair-share cost to improve the roadway segment of Baseline Road, west of Alder Avenue between Alder Avenue and Tamarind Avenue with the following improvements:	Prior to issuance of a Certificate of Occupancy	City of Rialto	

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<ul style="list-style-type: none"> Construct roadway segment to a six-lane Arterial <p>The project's fair share at this roadway segment is 8.9%, and the resulting fair share cost for this improvement would be \$126,531.95 as payment to the SANBAG Nexus Fee and Renaissance Specific Plan Fee would cover their fair-share cost.</p>			
<p>MM-TRA-13 Prior to issuance of a Certificate of Occupancy, the project applicant shall pay the City's required fees and contribute their fair-share cost to improve the roadway segment of Baseline Road, east of Alder Avenue between Alder Avenue and Locust Avenue with the following improvements:</p> <ul style="list-style-type: none"> Construct roadway segment to a 6-lane Arterial <p>The project's fair share at this roadway segment is 0.4%, and the resulting fair share cost for this improvement would be \$2,820.04 as payment to the SANBAG Nexus Fee and Renaissance Specific Plan Fee would cover their fair-share cost.</p>	Prior to issuance of a Certificate of Occupancy	City of Rialto	