

Bridge Point North Rialto Mitigation Monitoring and Reporting Program

Mitigation Measures	Implementation Timing	Agency Responsible for Monitoring	Monitoring/ Reporting Method
Air Quality			
<p>AQ-1: In accordance with SCAQMD Rule 403, excessive fugitive dust emissions must be controlled by regular watering or other dust prevention measures, and with Rule 402, which requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off-site as specified in the SCAQMD's Rules and Regulations, the following shall be implemented during construction:</p> <ul style="list-style-type: none"> a. All active portions of the construction site must be watered every three hours during daily construction activities and when dust is observed migrating from the Project site to prevent excessive amounts of dust. b. Appoint a construction relations officer to act as a community liaison concerning on-site construction activity including resolution of issues related to particulate matter generation. c. Pave or apply water every three hours during daily construction activities or apply non-toxic soil stabilizers on all unpaved access roads, parking areas, and staging areas. More frequent watering must occur if dust is observed migrating from the site during site disturbance. d. Any on-site stockpiles of debris, dirt, or other dusty material must be enclosed, covered, watered twice daily, or non-toxic soil binders shall be applied. e. All grading and excavation operations must be suspended when 	During construction	City of Rialto Public Works Department	Shown on grading or improvement plans

Bridge Point North Rialto Mitigation Monitoring and Reporting Program

Mitigation Measures	Implementation Timing	Agency Responsible for Monitoring	Monitoring/ Reporting Method
<p>wind speeds exceed 25 miles per hour.</p> <p>f. Disturbed areas must be replaced with ground cover or paved immediately after construction is completed in the affected area.</p> <p>g. Track-out devices such as gravel bed track-out aprons (3 inches deep, 25 feet long, 12 feet wide per lane and edged by rock berm or row of stakes) are required to reduce mud/dirt trackout from unpaved truck exit routes. Alternatively, a wheel washer must be used at truck exit routes.</p> <p>h. On-site vehicle speed must be limited to 15 miles per hour.</p> <p>i. All material transported off-site must be either sufficiently watered or securely covered to prevent excessive amounts of dust before departing the job site.</p> <p>j. Reroute construction trucks away from congested streets or sensitive receptor areas</p>			
<p>AQ-2: In accordance with SCAQMD Rule 1113, manufacturers, distributors, and end users of architectural and industrial maintenance coatings shall reduce ROG emissions from the use of these coatings by placing limits on the ROG content of various coating categories.</p>	Prior to the issuance of grading permits	City of Rialto Public Works Department	Shown on grading or improvement plans
Biological Resources			
<p>BIO-1: Burrowing Owl Pre-Construction Survey A qualified biologist will conduct a pre-construction presence/absence survey for burrowing owls no less than 14 days prior to Project site disturbance and a final pre-construction survey within 24 hours prior to Project site disturbance. If burrowing owls</p>	Prior to grading and construction (as needed)	City of Rialto Development Services Department, Planning Division	Compliance with project conditions of approval

Bridge Point North Rialto Mitigation Monitoring and Reporting Program

Mitigation Measures	Implementation Timing	Agency Responsible for Monitoring	Monitoring/ Reporting Method
are documented on site, then a plan for exclusion or avoidance shall be made in coordination with CDFW. If the survey is negative, the Project may proceed without further restrictions related to burrowing owls.			
BIO-2: Nesting Bird Pre-Construction Survey Vegetation clearing and ground disturbing activities should be conducted outside of the nesting season (January 15 to August 31). If avoidance of the nesting season is not feasible, then a qualified biologist will conduct a nesting bird survey within ten days prior to any disturbance of the Project site, including disking, demolition activities, and grading. If active nests are identified, the biologist shall establish suitable buffers around the nests depending on the level of activity within the buffer and species observed, and the buffer areas shall be avoided until the nests are no longer occupied and the juvenile birds can survive independently from the nests. The biologist will use their discretion to establish nest buffers. Generally, raptor species will have an avoidance buffer of 500 feet and passerine bird species will have an avoidance buffer of 50-100 feet.	Prior to grading and construction (as needed)	City of Rialto Development Services Department, Planning Division	Compliance with project conditions of approval
Cultural Resources			
CUL-1: Retain a Native American Monitor/Consultant The Project Applicant shall retain and compensate for the services of a Tribal monitor/consultant who is both approved by the Gabrieleño Band of Mission Indians-Kizh Nation Tribal Government and is listed under the NAHC's Tribal Contact list for the area of the project location. This list is provided by the NAHC. The monitor/consultant would only be present on-site during the construction phases that involve ground disturbing activities. Ground disturbing activities are	Prior to and during project construction	City of Rialto Development Services Department, Planning Division	Establishment of monitoring procedures Site observation

Bridge Point North Rialto Mitigation Monitoring and Reporting Program

Mitigation Measures	Implementation Timing	Agency Responsible for Monitoring	Monitoring/ Reporting Method
<p>defined by the Gabrieleño Band of Mission Indians-Kizh Nation as activities that may include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the Project area. The Tribal Monitor/consultant will complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when the Project site grading and excavation activities are completed, or when the Tribal Representatives and monitor/consultant have indicated that the site has a low potential for impacting Tribal Cultural Resources.</p>			
<p>CUL-2: Unanticipated Discovery of Tribal Cultural and Archaeological Resources</p> <p>Upon discovery of any archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant approved by the Gabrieleño Band of Mission Indians-Kizh Nation. If the resources are Native American in origin, the Gabrieleño Band of Mission Indians-Kizh Nation shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request reburial or preservation for educational purposes. Work may continue on other parts of the project while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section 15064.5 [f]). If a resource is determined by the qualified archaeologist to constitute a "historical resource" or "unique archaeological resource", time allotment and funding sufficient to allow for</p>	<p>Prior to and during project construction</p>	<p>City of Rialto Development Services Department, Planning Division</p>	<p>Establishment of discovery procedures</p>

Bridge Point North Rialto Mitigation Monitoring and Reporting Program

Mitigation Measures	Implementation Timing	Agency Responsible for Monitoring	Monitoring/ Reporting Method
implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is 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. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to a local school or historical society in the area for educational purposes.			
CUL-3: Monitoring and Treatment Plan If significant pre-contact cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, in coordination with San Manuel Band of Mission Indians (SMBMI), and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents SMBMI for the remainder of the project, should SMBMI elect to place a monitor on-site.	During project construction	City of Rialto Development Services Department, Planning Division	Establishment of Monitoring and Treatment Plan, if cultural resources are discovered
CUL-4: Unanticipated Discovery of Human Remains and Associated Funerary Objects Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or	During project construction	City of Rialto Development Services Department, Planning Division	Establishment of burials and funerary remains and treatment protocols,

Bridge Point North Rialto Mitigation Monitoring and Reporting Program

Mitigation Measures	Implementation Timing	Agency Responsible for Monitoring	Monitoring/ Reporting Method
<p>skeletal completeness. Funerary objects, called associated grave goods in PRC 5097.98, are also to be treated according to this statute. Health and Safety Code 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and excavation halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC) and PRC 5097.98 shall be followed.</p>			<p>if cultural resources are discovered</p>
<p>CUL-5: Resource Assessment & Continuation of Work Protocol Upon discovery, the tribal and/or archaeological monitor/consultant/consultant will immediately divert work at minimum of 150 feet and place an exclusion zone around the burial. The monitor/consultant(s) will then notify the Tribe, the qualified lead archaeologist, and the construction manager who will call the coroner. Work will continue to be diverted while the coroner determines whether the remains are Native American. The discovery is to be kept confidential and secure to prevent any further disturbance. If the finds are determined to be Native American, the coroner will notify the NAHC as mandated by state law who will then appoint a Most Likely Descendent (MLD). If the Gabrieleno Band of Mission Indians – Kizh Nation is designated MLD, the following treatment measures shall be implemented. To the Tribe, the term “human remains” encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the burial of funerary objects with the deceased, and the ceremonial burning of human remains. These remains are to be</p>	<p>During project construction</p>	<p>City of Rialto Development Services Department, Planning Division</p>	<p>Establishment of Resource Assessment & Continuation of Work protocol, if cultural resources are discovered</p>

Bridge Point North Rialto Mitigation Monitoring and Reporting Program

Mitigation Measures	Implementation Timing	Agency Responsible for Monitoring	Monitoring/ Reporting Method
<p>treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects.</p>			
<p>CUL-6: Treatment Measures</p> <p>Prior to the continuation of ground disturbing activities, the land owner shall arrange a designated site location within the footprint of the Project for the respectful reburial of the human remains and/or ceremonial objects. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting the project and keeping the remains in situ and protected. If the Project cannot be diverted, it may be determined that burials will be removed. The Tribe will work closely with the qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be taken which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Tribe for data recovery purposes. Cremations will either be removed in bulk or by means as necessary to ensure completely recovery of all material. If the discovery of human remains includes four or more burials, the</p>	<p>Prior to continuation of ground disturbing activities in area of discovery</p>	<p>City of Rialto Development Services Department, Planning Division</p>	<p>Establishment of Treatment Measures, if cultural resources are discovered</p>

Bridge Point North Rialto Mitigation Monitoring and Reporting Program

Mitigation Measures	Implementation Timing	Agency Responsible for Monitoring	Monitoring/ Reporting Method
<p>location is considered a cemetery and a separate treatment plan shall be created. Once complete, a final report of all activities is to be submitted to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive diagnostics on human remains.</p> <p>Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.</p>			
<p>CUL-7: Archaeological/Cultural Reports</p> <p>Any and all archaeological/cultural documents created as a part of the Project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the Project Applicant and City for dissemination to SMBMI. The City and/or Project Applicant shall, in good faith, consult with SMBMI throughout the life of the Project.</p>	<p>Upon creation of any and all archaeological/cultural documents created as a part of the Project</p>	<p>City of Rialto Development Services Department, Planning Division</p>	<p>Isolate records, site records, survey reports, testing reports, etc., if created, should be supplied to the Project Applicant and City for dissemination to SMBMI.</p>
<p>CUL-8: Paleontological Monitor</p> <p>Prior to the issuance of any grading permits, or any permit authorizing ground disturbance, the Project Applicant shall, to the satisfaction of the City Public Works/Engineering Department, demonstrate that a qualified paleontological monitor has been</p>	<p>Prior to and during project construction</p>	<p>City of Rialto Development Services Department, Planning Division</p>	<p>Establishment of monitoring procedures Site observation</p>

Bridge Point North Rialto Mitigation Monitoring and Reporting Program

Mitigation Measures	Implementation Timing	Agency Responsible for Monitoring	Monitoring/ Reporting Method
<p>retained to be present during brushing and clearing, excavation, or any mass grading activities. In the event that fossils or fossil-bearing deposits are discovered during construction, excavations within 50 feet of the find shall be temporarily halted or diverted. The paleontologist shall document the discovery as needed in accordance with Society of Vertebrate Paleontology standards, evaluate the potential resource, and assess the significance of the find under the criteria set forth in CEQA Guidelines Section 15064.5. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find. If in consultation with the paleontologist, City staff and the Project Applicant determine that avoidance is not feasible, the paleontologist shall prepare an excavation plan for reducing the effect of the Project on the qualities that make the resource important. The plan shall be submitted to the City for review and approval and the Project Applicant shall implement the approval plan.</p>			
Geology and Soils			
<p>GEO-1: Prior to issuance of a grading permit, the developer shall, to the satisfaction of the City Public Works Director, show that precise grading plan(s) include(s) all recommendations contained in the geotechnical investigation report prepared for the proposed Project. The performance standard for this measure is to assure that all recommended grading and structures for the Project conform to City standards.</p>	Prior to issuance of grading permits	City of Rialto Public Works Department	Review and approval of grading plans

Bridge Point North Rialto Mitigation Monitoring and Reporting Program

Mitigation Measures	Implementation Timing	Agency Responsible for Monitoring	Monitoring/ Reporting Method
Hazards and Hazardous Materials			
HAZ-1: Prior to demolition of the on-site structures, the Project Applicant shall obtain a qualified specialist to prepare a comprehensive asbestos and LBP survey. If present, these materials should be removed (asbestos) and/or stabilized (LBP) prior to demolition.	Prior to issuance of demolition or grading permits	Development Services, Building and Safety	Preparation of comprehensive asbestos and LBP survey; if present, must be removed (asbestos) and/or stabilized (LBP) prior to demolition
Noise			
NOI-1: Prior to Grading Permit issuance, the Project Applicant shall demonstrate, to the satisfaction of the City of Rialto Director of Public Works or City Engineer that the project complies with the following: <ul style="list-style-type: none"> ▪ Construction contracts specify that all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other state required noise attenuation devices. ▪ Property owners and occupants located within 200 feet of the Project boundary shall be sent a notice, at least 15 days prior to commencement of construction of each phase, regarding the construction schedule of the proposed Project. A sign, legible at a distance of 50 feet shall also be posted at the Project construction site. All notices and signs shall be reviewed and approved by the City of Rialto Development Services Department, prior to mailing or posting and shall indicate the dates and duration of construction activities, as 	Prior to issuance of grading permits	City of Rialto Public Works Department; City Engineer; City of Rialto Development Services Department	Submission of contracts specifying construction equipment complies with NOI-1; Provide property owner notices and signs to City of Rialto Development Services Department for approval; provide evidence that a construction staff member will be designated as a Noise Disturbance Coordinator;

Bridge Point North Rialto Mitigation Monitoring and Reporting Program

Mitigation Measures	Implementation Timing	Agency Responsible for Monitoring	Monitoring/ Reporting Method
<p>well as provide a contact name and a telephone number where residents can inquire about the construction process and register complaints.</p> <ul style="list-style-type: none"> ▪ Prior to issuance of any Grading or Building Permit, the Contractor shall provide evidence that a construction staff member will be designated as a Noise Disturbance Coordinator and will be present on-site during construction activities. The Noise Disturbance Coordinator shall be responsible for responding to any local complaints about construction noise. When a complaint is received, the Noise Disturbance Coordinator shall notify the City within 24-hours of the complaint and determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and shall implement reasonable measures to resolve the complaint, as deemed acceptable by the Public Works Department. All notices that are sent to residential units immediately surrounding the construction site and all signs posted at the construction site shall include the contact name and the telephone number for the Noise Disturbance Coordinator. ▪ Prior to issuance of any Grading or Building Permit, the Project Applicant shall demonstrate to the satisfaction of the City Engineer that construction noise reduction methods shall be used where feasible. These reduction methods include shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas, and electric air compressors and similar power tools. 			<p>demonstration to the satisfaction of the City Engineer that construction noise reduction methods shall be used where feasible; Site observation</p>

Bridge Point North Rialto Mitigation Monitoring and Reporting Program

Mitigation Measures	Implementation Timing	Agency Responsible for Monitoring	Monitoring/ Reporting Method
<ul style="list-style-type: none"> Construction haul routes shall be designed to avoid noise sensitive uses (e.g., residences, convalescent homes, etc.), to the extent feasible. During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers. Construction activities shall not take place outside of the allowable hours specified by the City's Municipal Code Chapter 9.50, Noise Control (from October 1st to April 30th, allowable construction hours are between 7:00 a.m. and 5:30 p.m. on weekdays and between 8:00 a.m. and 5:00 p.m. on Saturdays and from May 1st to September 30th, allowable construction hours are between 6:00 a.m. and 7:00 p.m. on weekdays and between 8:00 a.m. and 5:00 p.m. on Saturdays; construction activities are not permitted on Sundays or legal holidays). 			
Transportation/Traffic			
TRAF-1: Alder Avenue at SR-210 Westbound Ramps Add a second northbound left-turn lane. With this improvement, the intersection would operate at an acceptable Level of Service in both peak hours. The project will contribute on a fair-share basis to this improvement.	Prior to occupancy	City of Rialto Public Works Department	Compliance with project conditions of approval
TRAF-2: Locust Avenue at Vineyard Avenue A signal warrant analysis was conducted for the intersection of Locust Avenue at Vineyard Avenue. As mentioned earlier, since the east leg of Vineyard Avenue will end in a cul-de-sac at the project boundary, the only traffic on the westbound leg of Vineyard Avenue at Locust	Prior to occupancy	City of Rialto Public Works Department	Compliance with project conditions of approval

Bridge Point North Rialto Mitigation Monitoring and Reporting Program

Mitigation Measures	Implementation Timing	Agency Responsible for Monitoring	Monitoring/ Reporting Method
<p>Avenue will be project traffic from this proposed project, and from the warehouse project immediately adjacent to the west (PPD2107-0068). The forecasted volumes for the westbound approach on Vineyard Avenue would be 12 vehicles (29 PCE) in the morning peak hour and 44 vehicles (117 PCE) in the evening peak hour.</p> <p>The signal warrant analysis shows that the future PCE volumes at this intersection would satisfy only the One-Hour Signal Warrant, and only during the evening peak hour under Opening Year 2020 Cumulative Plus Project conditions. The intersection would not warrant a signal during the morning peak hour, and would not satisfy the Four-Hour or Eight-Hour Signal Warrants.</p> <p>The California Manual on Uniform Traffic Control Devices (MUTCD) specifically states that, “The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal.” The reference document goes on to state a number of other factors to take into account when considering a signal for a specific location, including whether or not a signal would improve the overall safety of the intersection, whether it would benefit or disrupt progressive traffic flow (in this case, on Locust Avenue), and consideration of site-specific characteristics such as queuing, signal spacing, and overall delay to the main street through movements.</p> <p>The decision to install a traffic signal should be based on engineering judgment, and not solely upon satisfying a single peak hour warrant. It is recommended that the intersection be monitored once the project is completed to observe actual peak hour operation, and a decision about signalization should be made based on those observations as well as engineering judgment, based on the factors listed above.</p>			

**Bridge Point North Rialto
Mitigation Monitoring and Reporting Program**

Mitigation Measures	Implementation Timing	Agency Responsible for Monitoring	Monitoring/ Reporting Method
TRAF-3: Locust Avenue at Casmalia Street Add a second eastbound left-turn lane. The intersection is forecasted to operate at an acceptable Level of Service under all scenarios. This improvement would be consistent with the ultimate lane configuration shown in the Renaissance Specific Plan Amendment, and would more than offset the project-related increase in delay. The project will contribute on a fair-share basis to this improvement.	Prior to occupancy	City of Rialto Public Works Department	Compliance with project conditions of approval
TRAF-4: Ayala Drive at Casmalia Street Implement right-turn overlap for the eastbound approach. With this improvement, the intersection would operate at an acceptable Level of Service in both peak hours. The project will contribute on a fair-share basis to this improvement.	Prior to occupancy	City of Rialto Public Works Department	Compliance with project conditions of approval