

| Mitigation Measure   | Implementation Timing                    | Responsible Monitoring Party | Monitoring/ Reporting Method                             | Monitoring Compliance Record (Name/Date) |
|--|--|------------------------------|--|--|
| <b>Air Quality</b>   |  |                              |  |  |
| <p><b>Standard Condition AQ-1, Dust Control:</b></p> <p>During construction, the applicant shall require all construction contractors to comply with South Coast Air Quality Management District's (SCAQMD's) Rules 402 and 403 in order to minimize construction emissions of dust and particulates. SCAQMD Rule 402 requires that air pollutant emissions not be a nuisance off site. Rule 402 prohibits the discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health, or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.</p> <p>SCAQMD Rule 403 requires that fugitive dust be controlled with Best Available Control Measures so that the presence of such dust does not remain visible beyond the property line of the emission source. This rule is intended to reduce PM<sub>10</sub> emissions from any transportation, handling, construction, or storage activity that has the potential to generate fugitive dust. This requirement shall be included as notes on the contractor specifications. Table 1 of Rule 403 lists the Best Available Control Measures that are applicable to all construction projects. The measures include, but are not limited to, the following:</p> <p>Portions of a construction site to remain inactive longer than a period of three months will be seeded and watered until grass cover is grown or otherwise stabilized.</p> <p>All on-site roads will be paved as soon as feasible or watered periodically or chemically stabilized.</p> | Prior to the issuance of grading permits | Public Works Department      | Shown on grading plan, building plans and specifications | Initials: _____<br>Date: _____           |

Riverside Avenue Storage Lot Project  
Mitigation Monitoring and Reporting Program

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| <p>All material transported off site will be either sufficiently watered or securely covered to prevent excessive amounts of dust.</p> <p>The area disturbed by clearing, grading, earthmoving, or excavation operations will be minimized at all times.</p> <p>Where vehicles leave a construction site and enter adjacent public streets, the streets will be swept daily or washed down at the end of the work day to remove soil tracked onto the paved surface.</p>   |   |   |  |  |
| <p><b>Standard Condition AQ-2, Equipment Maintenance:</b></p> <p>During project construction, construction equipment shall be properly maintained at an off-site 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.</p>  | Prior to construction   | Public Works Department                             | Referenced as a note on Grading Plans and Building Plans; site inspection                | Initials: _____<br>Date: _____           |
| <p><b>Standard Condition AQ-3, Idling:</b></p> <p>During project construction, the applicant shall require all contractors to turn off all construction equipment when not in use or limit idling to less than 5 minutes.</p>  | Prior to construction   | Public Works Department                             | Referenced as a note on Grading Plans and Building Plans; site inspection                | Initials: _____<br>Date: _____           |
| <b>Biological Resources</b>  |   |   |  |  |
| <p><b>Mitigation Measure BIO-1, Nesting Bird Pre-Construction Survey:</b></p> <p>Vegetation clearing and ground disturbing activities should be conducted outside of the nesting season (January 15 to August 31). If these activities occur during nesting season, then a qualified biologist will conduct a nesting bird survey within three days prior to any disturbance of the site, including tree and shrub removal, diskings, 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</p> | Prior to the issuance of grading permits and/or an action that would result in project site disturbance (whichever occurs first) (including but not limited to discing and demolition activities) | Community Development Department, Planning Division | Pre-Construction Survey Report shall be submitted to the Development Services Department | Initials: _____<br>Date: _____           |

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| species detected, and the buffer areas shall be avoided until the nests are no longer occupied and the juvenile birds can survive independently from the nests. Raptor species will have an avoidance buffer of 500 feet and other bird species will have an avoidance buffer of 300 feet. These buffers may be reduced in consultation with the CDFW. If active nests are not identified, vegetation clearing and ground disturbing activities may be commenced.  |  |   |   |  |
| <b>Cultural Resources</b>  |  |   |   |  |
| <b>Mitigation Measure CUL-1, Retain a Qualified Archaeologist:</b><br>Prior to beginning project construction, the project applicant shall retain an qualified archaeologist to respond on an as-needed basis to address unanticipated archaeological discoveries. The archaeologist shall attend pre-grade meetings. Any newly discovered cultural resource deposits shall be subject to a cultural resources evaluation. These actions, as well as final mitigation and disposition of the resources, shall be subject to the approval of the City of Rialto.  | Prior to the issuance of grading permits | Community Development Department, Planning Division | Written evidence of retention of Qualified Archaeologist                  | Initials: _____<br>Date: _____           |
| <b>Mitigation Measure CUL-2, Unanticipated Discovery of Human Remains:</b><br>Prior to the issuance of any grading permits, or any permit authorizing ground disturbance, the project applicant shall, to the satisfaction of the City Planning Director, demonstrate that the following note is included on any grading plans: If human skeletal remains are uncovered during construction, the contractor (depending on the project component) shall immediately halt work within 50 feet of the find, contact the San Bernardino County coroner to evaluate the remains, and follow the procedures and protocols set forth in Section 15064.5(e)(1) of the CEQA Guidelines. If the County | Prior to the issuance of grading permits | Community Development Department, Planning Division | Referenced as a note on Grading Plans and Building Plans; site inspection | Initials: _____<br>Date: _____           |

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| Coroner determines that the remains are Native American, the County Coroner shall contact the NAHC, in accordance with Health and Safety Code Section 7050.5, subdivision (c), and Public Resources Code 5097.98 (as amended by AB 2641). Per Public Resources Code 5097.98, the contractor shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the human remains are located, is not damaged or disturbed by further development activity until the contractor has discussed and conferred, as prescribed in this section (California Public Resources Code Section 5097.98), with the most likely descendants regarding their recommendations, if applicable, taking into account the possibility of multiple human remains.   |  |   |   |  |
| <b>Geology and Soils</b>  |  |   |   |  |
| <b>Mitigation Measure GEO-1, Retain a Qualified Paleontologist:</b><br><br>Prior to the issuance of any grading permits, or any permit authorizing ground disturbance, the project applicant shall, to the satisfaction of the City Planning Director, demonstrate that a qualified paleontologist has been retained to respond on an as-needed basis to address unanticipated archaeological discoveries. 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 | Prior to the issuance of grading permits | Community Development Department, Planning Division | Written evidence of retention of Qualified Paleontologist | Initials: _____<br>Date: _____           |

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| 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.  |  |   |   |  |
| <b>Transportation/Traffic</b>   |  |   |   |  |
| <b>Mitigation Measure TRAF-1, Applicable DIF Fees toward the Riverside Avenue Widening Project:</b><br>The proposed project will pay applicable DIF fees toward the Riverside Avenue Widening project. The fees paid by the Developer will be collected by the City of Rialto and used toward the Riverside Avenue Widening Project, as identified in Measure I of the 2018 Nexus Study Item "Widen Riverside Avenue from South City Limit to Slover Avenue from 4 lanes to 6 lanes." | Prior to the issuance of grading permits | Community Development Department, Planning Division | Written documentation providing receipt of DIF fees | Initials: _____<br>Date: _____           |
| <b>Mitigation Measure TRAF-2, Installation of Temporary Median Delineators:</b><br>The proposed project will install temporary median delineators as shown on Figure 3 of the IS/MND. The temporary median delineators will remain in place until the City of Rialto constructs off-site median improvements on Riverside Avenue.   | Prior to the issuance of grading permits | Community Development Department, Planning Division | Referenced as a note on Site Plan.                  | Initials: _____<br>Date: _____           |