

Appendix H: Mitigation Monitoring and Reporting Program

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**Mitigation Monitoring and Reporting Program
for the
Lilac Avenue Warehouse Project
Draft Initial Study/Mitigated Negative Declaration
City of Rialto, San Bernardino County, California**

Prepared for:

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Report Date: June 14, 2021

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PREFACE

Section 21081.6 of the California Environmental Quality Act (CEQA) and CEQA Guidelines Section 15097 require a Lead Agency to adopt a Mitigation Monitoring and Reporting Program (MMRP) whenever it adopts a Mitigated Negative Declaration (MND) in conjunction with a project approval. The purpose of the MMRP is to ensure compliance with the mitigation measures occurs during project implementation.

The Draft Initial Study and Mitigated Negative Declaration (Draft IS/MND) prepared for the Lilac Avenue Warehouse Project (proposed project) concluded that project implementation could result in potentially significant effects on the environment and mitigation measures were incorporated into the proposed project or are required as a condition of project approval that reduce these potential impacts to a less than significant level. This MMRP documents how and when the mitigation measures adopted by the Lead Agency (City of Rialto) will be implemented and confirms that potential environmental impacts are reduced to less than significant levels as identified in the Draft IS/MND.

The Lead Agency intends for each of the mitigation measures to be adopted as recommended in the Draft IS/MND. In the event of any conflict or inconsistencies between the mitigation measures set forth in the Draft IS/MND and the MMRP, the MMRP shall control. This document does not discuss those subjects that the environmental analysis demonstrates would result in less than significant impacts and for which no mitigation was proposed or necessary.

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Table 1: Lilac Avenue Warehouse Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
2.3 Air Quality					
<p>SC AIR-1: During construction, dust control measures to meet the requirements of South Coast Air Quality Management District (SCAQMD) Rules 402 and 403 shall be implemented. Such measures may include but are not limited to the following:</p> <p>a) All haul trucks shall be covered prior to leaving the site to prevent dust from impacting the surrounding areas.</p> <p>b) Moisten soil each day prior to commencing grading to depth of soil cut.</p> <p>c) Water exposed surfaces at least three times a day under calm conditions, and as often as needed on windy days or during very dry weather in order to maintain a surface crust and minimize the release of visible emissions from the construction-site.</p> <p>d) Treat any area that will be exposed for extended periods with a soil conditioner to stabilize soil or temporarily plant with vegetation.</p> <p>e) Use street sweepers that comply with SCAQMD Rules 1186 and 1186.1.</p> <p>f) All contractors shall turn off all construction equipment and delivery vehicles when not in use, or limit on-site idling to no more than 5 minutes in any one hour.</p> <p>g) On-site electrical hook ups to a power grid shall be provided for electric construction tools including saws, drills, and compressors, where feasible, to reduce the need for diesel powered electric generators.</p> <p>h) Traffic speeds on all unpaved roads to be reduced to 15 miles per hour or less.</p> <p>i) Sweep streets at the end of the day if visible soil is carried onto adjacent public paved roads.</p>	Incorporate into bid documents; On-site inspection of construction equipment and submittal logs	Prior to issuance of construction permits;	City of Rialto Planning Division		

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MM AIR-1: During construction activities, all off-road equipment with engines greater than 50 horsepower shall meet either the United States Environmental Protection Agency (EPA) or California Air Resources Board (ARB) Tier IV Interim off-road emission standards. The construction contractor or project sponsor shall maintain records documenting compliance with this requirement, including equipment lists. Off-road equipment descriptions and information may include but are not limited to equipment type, equipment manufacturer, equipment identification number, engine model year, engine certification (Tier rating), horsepower, and engine serial number.	Incorporate into bid documents On-site inspection of construction equipment and submittal logs	Prior to issuance of construction permits; Prior to any fuel powered grading or construction activities	City of Rialto Planning Division		
2.4 Biological Resources					
MM BIO-1: Pre-Construction Surveys for Burrowing Owl (including avoidance if found) A qualified Biologist shall perform a pre-construction burrowing owl survey to determine burrow locations within 30 days prior to construction activities using California Department of Fish and Wildlife (CDFW) Guidelines. If construction is delayed or suspended for more than 30 days after the survey, the area shall be resurveyed. Survey for occupied burrows shall be completed within all construction areas and within 300 feet from the proposed project impact area (where possible and appropriate based on locations of barren or ruderal habitats). At least 15 days prior to the expected start of any project-related ground disturbance activities, or restart of activities, the City shall provide a burrowing owl survey report with mapping exhibits to the CDFW. If no burrowing owl are detected during the pre-construction survey, no further action is necessary. If burrowing owl are detected during the pre-construction survey, the following actions shall be taken to offset impacts during construction (as outlined in the CDFW 2012 Guidelines):	Pre-construction surveys by a qualified Biologist Submittal of survey documents Periodic on-site inspection and monitoring	No more than 30 days prior to construction No less than 15 days prior to project-related ground disturbance During construction	City of Rialto, Planning Division; California Department of Fish and Wildlife (as appropriate)		

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<ul style="list-style-type: none"> During the non-breeding season (September 1 through January 31), no disturbance shall occur within approximately 160-foot radius of an occupied burrow. During the nesting season (February 1 through August 31), occupied burrows shall not be disturbed within a 300-foot radius unless a qualified Biologist approved by the CDFW verifies through non-invasive methods that either (1) the birds have not begun egg-laying and incubation; or (2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival. If owls must be moved away from the disturbance area, passive relocation techniques (as outlined by the CDFW [i.e., use of one-way doors]) shall be used rather than trapping. At least one or more weeks will be necessary to accomplish this and to allow the owls to acclimate to alternate burrows. If unpaired owls or paired owls are present in or within 300 feet of areas scheduled for disturbance or degradation (e.g., grading) and nesting is not occurring, owls are to be removed per CDFW-approved passive relocation protocols. Passive relocation requires the use of one-way exclusion doors, which must remain in place at least 48 hours prior to site disturbance to ensure owls have left the burrow prior to construction. A CDFW-approved exclusion plan would be required to implement this measure. If paired owls are nesting in areas scheduled for disturbance or degradation, nest(s) shall be avoided from February 1 through August 31 by a minimum of a 300-foot buffer or until fledging has occurred. Following fledging, burrowing owl may be passively relocated. 					

<p>MM BIO-2: Protection of Active Bird Nests (includes pre-construction survey and avoidance, if found)</p> <ul style="list-style-type: none"> • If construction occurs during the non-nesting season (September 1 through January 31), no impacts are expected; however, if construction activities are scheduled to occur during the nesting season (February 1 through August 31), mitigation would be necessary to avoid potential impacts to migratory birds and their nests. • If construction or tree removal is proposed during the breeding/nesting season for migratory birds (typically February 15 through August 31), a qualified Biologist will conduct pre-construction surveys for migratory birds on the project site, including a 300-foot survey buffer, no more than 3 days prior to the start of ground-disturbing activities. If construction is delayed or suspended for more than 3 days after the survey, the area shall be resurveyed to re-confirm the presence/absence of any active nests. • If an active nest is located during pre-construction surveys, the United States Fish and Wildlife Service (USFWS) and/or the California Department of Fish and Wildlife (CDFW) (as appropriate) will be notified regarding the status of the nest. Furthermore, construction activities will be restricted as necessary to avoid disturbance of the nest until it is abandoned, or the Biologist deems disturbance potential to be minimal. Restrictions may include establishment of exclusion zones (no ingress of personnel or equipment at a minimum radius of 300 feet around an active raptor nest and 50-foot radius around an active non-raptor passerine bird nest) or alteration of the construction schedule. • A qualified Biologist will delineate the buffer using nest buffer signs, environmentally sensitive area fencing, pin flags, and or flagging tape. The buffer zone will be maintained around the active nest site(s) until the young have fledged and are foraging independently. • No action is necessary if no active nests are found or if construction will occur during the non-breeding season (typically September 1 through February 14). 	<p>Preconstruction surveys by a qualified Biologist; submittal of survey documents</p> <p>Periodic on-site inspection and monitoring, as needed</p>	<p>No more than 3 days prior to the start of ground disturbing activities in the construction area between February 15 to August 31</p> <p>During construction</p>	<p>City of Rialto, Planning Division; United States Fish and Wildlife Service and/or California Department of Fish and Wildlife (as appropriate)</p>		
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2.5 Cultural Resources and Tribal Cultural Resources					
MM CUL-1: Inadvertent Discovery of Cultural Resources In the event that significant cultural resources are discovered during construction activities, operations shall stop within a 100-foot radius of the find and an Archaeologist who meets the Secretary of Interior’s Professional Qualification Standards for archaeology shall be consulted to determine whether the resource requires further study. The Lead Agency shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. Potentially significant cultural resources consist of but are not limited to stone, bone, fossils, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites. The qualified Archaeologist shall make recommendations to the Lead Agency concerning appropriate measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with CEQA Guidelines, Section 15064.5. Any previously undiscovered resources found during construction within the project area should be recorded on appropriate DPR forms and evaluated for significance in terms of CEQA Guidelines.	Include in project construction documents Qualified Archaeologist’s on-site inspection; archaeological monitoring; provision of Section 15064.5 permit(s); copy of DPR forms; submittal of findings and documentation	Prior to the issuance of grading permits During construction	City of Rialto, Planning Division; Archaeologist who meets the Secretary of the Interior’s Professional Qualification Standards for archaeology		
MM CUL-2: Inadvertent Discovery of Human Remains In the event of the accidental discovery or recognition of any human remains, CEQA Guidelines Section 15064.5; Health and Safety Code Section 7050.5; Public Resources Code Section 5097.94 and Section 5097.98 must be followed. If during the course of project development there is accidental discovery or recognition of any human remains, the following steps shall be taken: 1. There shall be no further excavation or disturbance within 100 feet of the remains until the County Coroner is contacted to determine if the remains are Native American and if an investigation of the cause of death is required. If	Include in project construction documents Evidence of contact with the County Coroner; Review of Native American Heritage Commission correspondence; on-site inspection and monitoring as needed;	Immediately following the encounter of any human remains; works stops immediately within 100 ft surrounding found remains	City of Rialto, Planning Division; Native American Heritage Commission; San Bernardino County Coroner		

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<p>the coroner determines the remains to be Native American, the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the Most Likely Descendant (MLD) of the deceased Native American. The MLD may make recommendations to the landowner or the person responsible for the excavation work within 48 hours, for appropriate treatment and disposition of, with appropriate dignity, the human remains, and any associated grave goods as provided in Public Resources Code Section 5097.98.</p> <p>2. Where the following conditions occur, the landowner or his or her authorized representative shall reburial the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the MLD or on the project site in a location not subject to further subsurface disturbance:</p> <ul style="list-style-type: none"> • The NAHC is unable to identify a MLD or the MLD failed to make a recommendation within 48 hours after being notified by the commission. • The descendant identified fails to make a recommendation. • The landowner or his authorized representative rejects the recommendation of the descendant, and mediation by the NAHC fails to provide measures acceptable to the landowner. <p>Additionally, California Public Resources Code Section 15064.5 requires the following relative to Native American Remains:</p>	submittal of findings and documentation				

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<ul style="list-style-type: none"> When an initial study identifies the existence of, or the probable likelihood of, Native American Remains within a project site, a lead agency shall work with the appropriate Native Americans as identified by the NAHC as provided in Public Resources Code Section 5097.98. The applicant may develop a plan for treating or disposing of, with appropriate dignity, the human remains, and any items associated with Native American Burials with the appropriate Native Americans as identified by the NAHC. <p>The Tribe, per its historical knowledge and expertise of the project area and its resources, has determined and advises that the proposed Tribal Cultural Resource (TCR) mitigation measures (set forth below) are necessary to reduce (not eliminate) the project's adverse impacts to the Tribe's TCRs to "less than significant," as required by CEQA (as well as other applicable statutes and guidelines). It is the Tribe's expert opinion that project approval without the proposed mitigation measures will result in significant and legally unacceptable adverse impacts to the Tribe's irreplaceable artifacts, remains, and/or place.</p>					
<p>MM CUL-3: Retain a Native American Monitor/Consultant</p> <p>Prior to the commencement of any ground disturbing activity at the project site, the project applicant shall retain a Native American Monitor approved by the Gabrieleño Band of Mission Indians-Kizh Nation—the tribe that consulted on this project pursuant to Assembly Bill 52 (AB 52)—Senate Bill 18 (SB-18) (the "Tribe" or the "Consulting Tribe"). A copy of the executed contract shall be submitted to the Lead Agency prior to the issuance of any permit necessary to commence a ground disturbing activity. The Native American Monitor will only be present on-site during the construction phases that involve ground-disturbing activities. Ground disturbing activities are defined by the Tribe as activities that may include, but are not limited to, pavement removal, potholing</p>	<p>Evidence of retainment of the Native American Monitor</p> <p>On-site inspection and monitoring by an approved Native American Monitor</p> <p>Evidence that the County Coroner has been notified</p>	<p>Prior to ground disturbing activity</p> <p>During ground disturbing activity</p>	<p>City of Rialto Planning Division; Gabrieleño Band of Mission Indians-Kizh Nation</p>		

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<p>or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area. The Native American Monitor 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 all ground disturbing activities on the project site are completed, or when the tribal representatives and Native American Monitor have indicated that all upcoming ground-disturbing activities at the Project Site have little to no potential for impacting Tribal Cultural Resources (TCRs). Upon discovery of any TCRs, construction activities shall cease in the immediate vicinity of the find (not less than the surrounding 50 feet) until the find can be assessed. All TCRs unearthed by project activities shall be evaluated by the Native American Monitor approved by the Consulting Tribe and a qualified Archaeologist if one is present. If the resources are Native American in origin, the Consulting Tribe will retain it/them in the form and/or manner the Tribe deems appropriate, for educational, cultural and/or historic purposes. If human remains and/or grave goods are discovered or recognized at the project site, all ground disturbance shall immediately cease, and the County Coroner shall be notified per Public Resources Code Section 5097.98, and Health and Safety Code Section 7050.5. Human remains and grave/burial goods shall be treated alike per California Public Resources Code Section 5097.98(d)(1) and (2). Work may continue in other parts of the project site while evaluation and, if necessary, mitigation takes place (CEQA Guidelines § 15064.5(f)). 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</p>					

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that is not Native American in origin (non-TCR) 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, it shall be offered to a local school or historical society in the area for educational purposes.					
<p>MM CUL-4: Unanticipated Discovery of Human Remains and Associated Funerary Objects</p> <p>Native American human remains are defined in Public Resources Code Section 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute. Health and Safety Code Section 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 NAHC and Public Resources Code Section 5097.98 shall be followed.</p> <ul style="list-style-type: none"> • <i>Resource Assessment and Continuation of Work Protocol:</i> Upon discovery of human remains, the Native American Monitor and/or Archaeological Monitor/consultant will immediately divert work at minimum of 100 feet and place an exclusion zone around the discovery location. The Native American 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 human and subsequently Native 	Review of Native American Heritage Commission correspondence; on-site inspection and monitoring as needed Submittal of findings and documentation	Immediately following the encounter of any humans remains and/or associated funerary objects	City of Rialto, Planning Division; Gabrieleño Band of Mission Indians-Kizh Nation		

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<p>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 California law who will then appoint a Most Likely Descendent (MLD).</p> <ul style="list-style-type: none"> Kizh-Gabrieleño Procedures for burials and funerary remains: If the Gabrieleño Band of Mission Indians-Kizh Nation is designated the MLD, the Koo-nas-gna Burial Policy 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 preparation of the soil for burial, the burial of funerary objects with the deceased, and the ceremonial burning of human remains. The prepared soil and cremation soils are to be 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. Treatment Measures: Prior to the continuation of ground disturbing activities, the landowner 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 shall be posted outside of working hours. The Tribe will make every effort to recommend diverting the project and 					

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<p>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 that 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 complete recovery of all material. If the discovery of human remains includes four or more burials, the 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 and/or destructive diagnostics on human remains. 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 6 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> <ul style="list-style-type: none"> • <i>Professional Standards:</i> Native American and Archaeological monitoring during construction projects will be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of TCRs shall be taken. The Native American Monitor must be approved by the Gabrieleño Band of Mission Indians-Kizh Nation. Principal 					

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personnel for archaeology must meet the Secretary of Interior standards for archaeology and have a minimum of 10 years of experience as a principal investigator working with Native American archaeological sites in Southern California.					
2.7 Geology and Soils					
MM GEO-1: Adhere to Geotechnical Investigation Recommendations The project applicant shall implement all recommendations included in the Geotechnical Investigation related to seismic design parameters, foundation design, slabs on grade, flatwork, modulus of subgrade reaction, shrinkage, subsidence, site development, grading, fill placement, compaction, trenching, temporary excavation and shoring, drainage, utility trench backfill, preliminary pavement design, geotechnical review of plans, and geotechnical observation/testing during construction and prior to project operation.	On-site inspection by the City of Rialto	Prior to issuance of grading and building permits; During construction	City of Rialto, Building and Safety Division		
MM GEO-2: Assessment of Paleontological Resources by a Professional Paleontologist Should any significant paleontological resources (e.g., bones, teeth) be unearthed by the construction crew, immediately cease and their activities shall be diverted at least 15 feet from the find until a professional paleontologist has assessed it and, if deemed significant, salvaged it in a timely manner. Salvaged fossils shall be deposited in an appropriate repository, such as the University of California Museum of Paleontology (UCMP), where they will be properly curated and made available for future research.	Assessment by a Professional Paleontologist	Immediately following the encounter of any significant paleontological resources	City of Rialto, Planning Division; Professional Paleontologist		

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2.8 Greenhouse Gas Emissions					
SC GHG-1: The project shall be designed to incorporate electric vehicle charging spaces and spaces designated for clean air vehicles in amounts consistent with the applicable California Green Building Standards Code Nonresidential Mandatory Measures (Section 5.106). Electric vehicle charging spaces must provide electrical vehicle charging infrastructure to support future installation of electric vehicle supply equipment and shall meet the design space requirements of California Green Building Standards Code Section 5.106.5.3.2.	Include in project construction documents On-site inspection/monitoring, as needed	Prior to issuance of grading permits During construction	City of Rialto Planning Division		
MM GHG-1: The project shall be designed to provide infrastructure to support use of electric-powered forklifts and/or other interior vehicles.	Include in project construction documents On-site inspection/monitoring, as needed	Prior to issuance of grading permits During construction	City of Rialto Planning Division		
MM GHG-2: The project shall be designed to provide electric infrastructure to support use of exterior yard trucks and on-site service vehicles (e.g., yard hostlers, counterbalance forklifts, and rider pallet jacks). The operation of yard trucks that are used to move trailers and on-site service vehicles within the project site shall be powered by electricity or otherwise zero-emission. The project applicant or building owner shall include contractual language in all future tenant lease agreements requiring on-site service vehicles within the project site to be powered by electricity or otherwise zero-emission. In lieu of committing to zero-emission service vehicles, the contractual language may allow for the purchase of carbon credits to offset GHG emissions produced by any proposed exterior on-site service vehicles that would produce GHG emissions. The project applicant or building owner shall provide a copy of the contractual language to the City of Rialto requiring the	Include in project construction documents On-site inspection/monitoring, as needed	Prior to issuance of grading permits During construction	City of Rialto Planning Division		

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use of electric or otherwise zero-emission on-site service vehicles prior to start of project operations.					
2.9 Hazards and Hazardous Materials					
MM HAZ-1: Removal of Drum, Stained Soil, and Oil Containers Prior to project construction, the drum and minor stained soil located within the project site shall be properly removed in accordance with local and federal regulations. That applicant shall provide documentation of the proper removal and disposal of the drum and stained soil to the City of Rialto Public Works Department.	Removal of drum, stained soil, and oil containers on-site; Evidence of removal through verification of disposal documentation	Prior to project construction	City of Rialto, Public Works Department		
MM HAZ-2: Conduct a Lead-Based Paint Survey Prior to Demolition Prior to disturbance, demolition, or removal of existing buildings on-site, the applicant shall conduct a lead-based paint (LBP) survey in accordance with local and federal regulations to determine the presence of LBP. Any LBP identified shall be removed or stabilized in accordance with all applicable laws, including OSHA guidelines, and to the satisfaction of the Public Works Director.	Conduct a lead-based paint survey On-site inspection of LBP removal	Prior to disturbance, demolition, or removal of existing buildings on-site with the potential to contain LBP Prior to disturbance, demolition, or removal of existing buildings on-site	City of Rialto Building and Safety Division City of Rialto Public Works Department		

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MM HAZ-3: Conduct an Asbestos-Containing Materials Survey Prior to Demolition Prior to disturbance, demolition, or removal of existing buildings on-site, the applicant shall conduct an asbestos-containing materials (ACM) survey in accordance with local and federal regulations to determine the presence of ACM. In the event that ACM is detected, the applicant shall facilitate the proper removal and disposal of materials identified prior to any activities with the potential to disturb them compliant with, EPA National Emission Standard for Hazardous Air Pollutants (NESHAP) regulations.	On-site inspection of ACM Removal of ACM material On-site inspection of removal	Prior to disturbance, demolition, or removal of existing buildings on-site with the potential to contain ACM	City of Rialto Building and Safety and Planning Divisions		
MM HAZ-4: Verification of the Presence of Asbestos by an Asbestos Consultant If underground irrigation piping is encountered during construction, an asbestos consultant shall be engaged to verify whether they contain asbestos. If asbestos is identified in the piping, that piping shall be removed in accordance with applicable local and federal regulations.	Verification of presence of asbestos through on-site inspection Removal of asbestos, if identified	During construction Prior to resuming construction	City of Rialto Building and Safety and Planning Divisions		
2.13 Noise					
MM NOI-1: Construction Noise Reduction Measure Implementation of the following multi-part mitigation measure is required to reduce potential construction period noise impacts: <ul style="list-style-type: none"> • The construction contractor shall ensure that all equipment driven by internal combustion engines shall be equipped with mufflers that are in good condition and appropriate for the equipment. • The construction contractor shall ensure that unnecessary idling of internal combustion engines (i.e., idling in excess of 5 minutes) is prohibited. • The construction contractor shall utilize “quiet” models of air compressors and other stationary noise sources where technology exists. 	Record in contract specifications and all permit plans Periodic on-site inspection/monitoring as needed and submittal of on-site monitoring reports	Prior to issuance of demolition, grading, and building permits During construction	City of Rialto Public Works Department		

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<ul style="list-style-type: none"> At all times during project grading and construction, the construction contractor shall ensure that stationary noise-generating equipment shall be located as far as practicable from sensitive receptors and placed so that emitted noise is directed away from adjacent residences. The construction contractor shall ensure that the construction staging areas shall be located to create the greatest feasible distance between the staging area and noise-sensitive receptors nearest the project site. The construction contractor shall ensure that all on-site construction activities, including the operation of any tools or equipment used in construction, drilling, repair, alteration, grading or demolition work, are limited to between the hours of 7:00 a.m. and 5:30 p.m. Monday through Friday, and between the hours of 8:00 a.m. and 5:00 p.m. on Saturday from October 1 through April 30 and the hours of 6:00 a.m. and 7:00 p.m. Monday through Friday, and between the hours of 8:00 a.m. and 5:00 p.m. on Saturday from May 1 through September 30. 					
2.17 Transportation					
MM TRANS-1: Implementation of Recommended Improvements The proposed project shall implement the following improvements as recommended in the project-specific Traffic Analysis (TA): <ul style="list-style-type: none"> Lilac Avenue and Driveway 1–install a stop sign on the eastbound approach and accommodate an eastbound shared left-right turn lane. Lilac Avenue and Driveway 2–install a stop sign on the eastbound approach and accommodate an eastbound shared left-right turn lane. The driveway on Cactus Avenue shall serve as emergency vehicle access only. 	Identification on project circulation plans; Site plan review and approval; Site inspection	Prior to issuance of building permits and prior to occupancy	City of Rialto Public Works Department		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<ul style="list-style-type: none"> • Cactus Avenue—construct Cactus Avenue at its ultimate half-section width as a Secondary Arterial (88-foot right-of-way) from the project's northbound boundary to the project's southern boundary consistent with City of Rialto standards. • Lilac Avenue—construct Lilac Avenue at its ultimate half-section width as a Collector (64-foot right-of-way) from the project's northbound boundary to the project's southern boundary consistent with the City of Rialto standards. <p>On-site traffic signing and striping shall be implemented agreeable with the provisions of the California Manual on Uniform Traffic Control Devices (CA MUTCD) and in conjunction with detailed construction plans for the project site. Sight distance at each project access point shall be reviewed with respect to standard Caltrans and City of Rialto sight distance standards at the time of preparation of final grading, landscape, and street improvement plans.</p> <p>Furthermore, the proposed project shall construct the following off-site improvement:</p> <ul style="list-style-type: none"> • Riverside Avenue and Slover Avenue—construct a southbound right turn lane. 					
<p>MM TRANS-2: Payment of Fees</p> <p>Prior to the issuance of building permits, the project applicant shall pay the project's fair share amount of \$128,337 for the improvements at intersections located within the City of Rialto and \$84,160 for the improvements located within the County of San Bernardino. The Developer's fair-share amount for the intersections that either share a mutual border with or are wholly located within the jurisdiction of California Department of Transportation (Caltrans) that have recommended improvements which are not covered by a preexisting fee program is \$14,617. The project applicant shall be required to pay the amount shown above to the City</p>	Payment of fair share fees	Prior to issuance of building permits	City of Rialto Public Works Department		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
of Rialto prior to the issuance of building permits. The project applicant shall provide proof of direct payment of fair share contribution to both Caltrans and to the County of San Bernardino.					
2.20 Mandatory Findings of Significance					
Implement SC AIR-1, MM AIR-1, MM BIO-1, MM BIO-2, MM CUL-1, MM CUL-2, MM CUL-3, MM CUL-4, MM GEO-1, MM GEO-2, SC GHG-1, MM GHG-1, MM GHG 2, MM HAZ-1, MM HAZ-2, MM HAZ-3, MM HAZ-4, MM NOI-1, MM TRANS-1, and MM TRANS-2, as identified in this MMRP.					