

## **Attachment A**

### **Mitigation Monitoring and Reporting Program**

Euclid Mixed Use Specific Plan Project

## SECTION 1: AUTHORITY

This environmental Mitigation Monitoring and Reporting Program (Program) has been prepared pursuant to Section 21081.6 of the *California Environmental Quality Act* (CEQA) (Public Resources Code Section 21000 et seq.), and CEQA Guidelines (14 Cal. Code Regs. Section 15000 et seq.) Sections 15091(d) and 15097, to ensure implementation of and provide for the monitoring of mitigation measures required of the Euclid Mixed Use Specific Plan Project (Project), as set forth in the Final Environmental Impact Report (EIR) prepared for the Project. This report will be kept on file in the offices of the CEQA Lead Agency, the City of Ontario (City).

As noted in the EIR, the Project has been designed to avoid sensitive resources, as reflected in Project design plans and in Project Design Features. The Draft EIR also addresses the potential environmental impacts of the Project, and, where appropriate, recommends mitigation measures to avoid or substantially lessen significant environmental impacts. The Program detailed in the matrix table below is designed to monitor and ensure implementation of all mitigation measures that are adopted for the Project.

The City is the Lead Agency for the Project and assumes ultimate enforcement responsibilities for implementation of all mitigation measures listed in this Program. The City may assign responsibility for implementation or monitoring to appropriate designees such as a construction manager or third-party monitor. However, as the Lead Agency, the City remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with this Program. In some cases, the City is required to secure permits or approvals from third-party agencies in order to implement a mitigation measure. In these cases, the City is responsible for verifying that such permits or approvals have been obtained in accordance with the conditions stipulated in the mitigation measure. The City's existing planning, engineering, operations, and procurement review and inspection processes will be used as the basic foundation for the Program procedures and will also serve to provide the documentation for the reporting program.

## SECTION 2: MONITORING SCHEDULE

Prior to construction, while detailed design plans are being prepared by City staff or its agents, City staff will be responsible for ensuring compliance with mitigation monitoring applicable to the Project construction, development, and design phases. Once construction has begun and is underway, monitoring of the mitigation measures associated with construction will be included in the responsibilities of City staff, who shall prepare or cause to be prepared periodic monitoring reports as appropriate. Regulatory agencies will have to harmonize CEQA mitigation with regulatory permit conditions and monitoring/reporting as part of the regulatory permitting process and will likely require submittal of formal monitoring reports. Once construction has been completed, the City will monitor the project as specified in the mitigation measures or as otherwise deemed necessary. At minimum, the City will prepare a mitigation monitoring status report prior to commencing construction, prior to commencing operations, within 90 days of commencing operations, and following completion of the first full year of operations.

### SECTION 3: SUPPORT DOCUMENTATION

Findings and related documentation supporting the findings involving modifications to mitigation measures shall be maintained in the Project file with the Mitigation Monitoring and Reporting Program and shall be made available to the public upon request.

### SECTION 4: FORMAT OF MITIGATION MONITORING MATRIX

The mitigation monitoring matrix on the following pages identifies the environmental issue areas for which monitoring is required, the required mitigation measures, the time frame for monitoring, and the responsible implementation and monitoring agencies.

### SECTION 5: DEFINITIONS

The following list provides definitions for acronyms used in the mitigation monitoring and reporting program.

<b><i>Acronyms/Abbreviation</i></b>	<b><i>Description</i></b>
ACM .....	Asbestos-Containing Materials
AG .....	Agriculture and Forestry
AQ .....	Air Quality
AST .....	Aboveground Storage Tank
BIO .....	Biological Resources
BUOW .....	Burrowing Owl
CARB .....	California Air Resources Board
CDFW .....	California Department of Fish and Wildlife
CEQA .....	California Environmental Quality Act
City .....	City of Ontario
County.....	County of San Bernardino
County Coroner.....	San Bernardino County Coroner
CRMP .....	Construction Risk Management Plan
CUL.....	Cultural Resources
DTSC.....	Department of Toxic Substances Control
EIR .....	Environmental Impact Report
EPA.....	Environmental Protection Agency
ESA .....	Environmental Site Assessment
ESL.....	Environmental Screening Levels
GEO .....	Geology and Soils
GHG.....	Greenhouse Gas
HAZ.....	Hazards and Hazardous Materials
HSP.....	Health and Safety Plan
MM.....	Mitigation Measure
NAHC.....	Native American Heritage Commission
NOI .....	Noise
PPMV.....	Parts Per Million Volume
PRC.....	Public Resources Code
PRMP.....	Paleontological Resource Monitoring Plan
SBCFD.....	San Bernardino County Fire Protection District
SCAQMD.....	South Coast Air Quality Management District
SMP .....	Soil Management Plan
State .....	State of California
TCR .....	Tribal Cultural Resources
TDM.....	Travel Demand Management
TPH.....	Total Petroleum Hydrocarbons
TRANS.....	Traffic and Transportation
TRU.....	Transport Refrigeration Units
VMT.....	Vehicle Miles Travelled
VOC .....	Volatile Organic Compound

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<b>AGRICULTURE AND FORESTRY</b>				
<p><b>MM AG-1:</b> Deed disclosure – In order to reduce conflicts issued between sensitive receptors and agricultural uses, all property owners in the Euclid Mixed Use Specific Plan shall be provided with a deed disclosure or similar notice approved by the City Attorney regarding the proximity and nature of neighboring agricultural uses. This disclosure shall be applied at the tentative map stage to the affected properties, or otherwise prior to finalizing the sale or rental agreement of any property. The written disclosure shall be supplied to the property purchaser or renter by the vendor or vendor’s agent. The content and text of the disclosure shall be approved by the City Attorney and shall include language to inform new residents that existing agricultural uses may create nuisances such as flies, odors, dust, night light, and chemical spraying.</p>	Project Applicant	Prior to the approval of tentative tract map	City Attorney	
<b>AIR QUALITY</b>				
<p><b>MM AQ-1:</b> The Project shall utilize “Super-Compliant” low VOC paints which have been reformulated to exceed the regulatory VOC limits (i.e., have a lower VOC content than what is required) put forth by SCAQMD’s Rule 1113 for all architectural coatings. Super-compliant low VOC paints shall be no more than 10g/L of VOC. Prior to issuance of a building permit, the Ontario Building and Safety Department shall confirm that plans specify that all architectural coatings will be super-compliant low VOC paints.</p>	Project Applicant	Prior to issuance of a building permit	City of Ontario Building Department	
<p><b>MM AQ-2:</b> Only electric-powered off-road equipment (e.g., yard trucks/hostlers, forklifts, indoor material handling equipment, etc.) shall be utilized on-site for daily warehouse and business operations. The Project developer/facility owner shall disclose this requirement to all tenants/business entities prior to the signing of any lease agreement. In addition, the limitation to use only electric-powered off-road equipment shall be included in all leasing agreements.</p> <p>Prior to issuance of a Business License for a new tenant/business entity, the Project developer/facility owner and tenant/business entity shall provide to the City of Ontario Planning Department and Business License Department a signed document (verification document) noting that the Project development/facility owner has disclosed to the tenant/business entity the requirement to use only electric-powered equipment for daily</p>	Project Developer	Prior to issuance of a Business License	City of Ontario Planning Department and Business License Department	

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>operations. This verification document shall be signed by authorized agents for the Project developer/facility owner and tenant/business entities. In addition, if applicable, the tenant/business entity shall provide documentation (e.g., purchase or rental agreement) to the City of Ontario Planning Department and Business License Department to verify, to the City’s satisfaction, that any off-road equipment utilized will be electric-powered.</p> <p>Prior to the issuance of building permits, the City of Ontario Building Department shall confirm that if emergency generators are proposed, the Project applicant shall explore non-diesel options. If non-diesel generators are determined to not be feasible due to commercial availability or the energy requirements of the project, the Project applicant shall provide written justification to be approved by the City’s building department.</p>				
<p><b>MM AQ-3:</b> Prior to issuance of occupancy permits, the Project operator shall prepare and submit a Transportation Demand Management (TDM) program detailing strategies that would reduce the use of single occupant vehicles by employees by increasing the number of trips by walking, bicycle, carpool, vanpool and transit. The TDM shall include, but is not limited to the following:</p> <ul style="list-style-type: none"> <li>• Provide a transportation information center and on-site TDM coordinator to educate residents, employers, employees, and visitors of surrounding transportation options;</li> <li>• Promote bicycling and walking through design features such as showers for employees, self-service bicycle repair area, etc. around the Project site;</li> <li>• Provide on-site car share amenities for employees who make only occasional use of a vehicle, as well as others who would like occasional access to a vehicle of a different type than they use day-to-day;</li> <li>• Promote and support carpool/vanpool/rideshare use through parking incentives and administrative support, such as ride-matching service; and</li> <li>• Incorporate incentives for using alternative travel modes, such as preferential load/unload areas or convenient designated parking spaces for carpool/vanpool users.</li> </ul>	Project Operator	Prior to the issuance of a Certificate of Occupancy	City of Ontario Planning Department	

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p><b>MM AQ-4:</b> Prior to the issuance of a building permit, the Planning Department shall confirm that the Project is designed to include the following:</p> <ul style="list-style-type: none"> <li>The buildings’ electrical room shall be sufficiently sized to hold additional panels that may be needed to supply power for the future installation of electric vehicle (EV) truck charging stations on the site. Conduit should be installed from the electrical room to tractor trailer parking spaces in a logical location(s) on the site determined by the Project Applicant during construction document plan check, for the purpose of accommodating the future installation of EV truck charging stations at such time this technology becomes commercially available and the buildings are being served by trucks with electric-powered engines.</li> </ul>	<p>City of Ontario Planning Department</p>	<p>Prior to the issuance of a building permit</p>	<p>City of Ontario Planning Department</p>	
<p><b>MM AQ-5:</b> All truck access gates and loading docks within the Project site shall have a sign posted that states:</p> <ul style="list-style-type: none"> <li>Truck drivers shall turn off engines when not in use.</li> <li>Truck drivers shall shut down the engine after five minutes of continuous idling operation (pursuant to Title 13 of the California Code of Regulations, Section 2485). Once the vehicle is stopped, the transmission is set to “neutral” or “park,” and the parking brake is engaged.</li> <li>Telephone numbers of the building facilities manager and CARB to report violations.</li> <li>Truck travel is restricted to truck routes identified in Figure M-04 of the Mobility Element in TOP 2050.</li> </ul> <p>In addition, signage shall be installed to direct trucks to the appropriate designated truck routes.</p>	<p>City of Ontario Planning Department</p>	<p>Prior to the issuance of occupancy permits</p>	<p>City of Ontario Planning Department</p>	
<p><b>MM AQ-6:</b> In residential uses, the installation of wood-burning and natural gas fireplaces and stoves shall be prohibited. The purpose of this measure is to limit emissions of ROG, CO, particulate matter, and visible emissions from wood-burning and natural gas fireplaces and stoves used for primary heat, supplemental heat, or ambiance. This prohibition shall be noted on the deed and/or lease agreements for future <u>residential</u> property owners/tenants to obey.</p>	<p>Project Applicant</p>	<p>Prior to issuance of grading permits</p>	<p>City of Ontario Planning Department</p>	

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<p><b>MM AQ-7:</b> The installation of cold storage logistics (warehouse) space is prohibited. Should cold storage logistics (warehouse) space be considered in the future, a separate discretionary approval would be required.</p>	Project Applicant	Prior to issuance of grading permits	City of Ontario Planning Department	
<p><b>MM AQ-8:</b> Prior to issuance of grading permits, the applicant shall prepare and submit documentation to the City of Ontario that demonstrate that all off-road diesel-powered construction equipment greater than 50 horsepower meets California Air Resources Board Tier 4 Final off-road emissions standards. Requirements for Tier 4 Final equipment shall be included in applicable bid documents and successful contractor(s) must demonstrate the ability to supply such equipment. A copy of each unit’s Best Available Control Technology (BACT) documentation (certified tier specification or model year specification), and CARB or SCAQMD operating permit (if applicable) shall be provided to the City at the time of mobilization of each applicable unit of equipment.</p>	Project Applicant	Prior to the issuance of grading permits	City of Ontario Planning Department	
<b>BIOLOGICAL RESOURCES</b>				
<p><b>MM BIO-1:</b> Nesting Bird and Raptor Preconstruction Survey. Regulatory requirement for potential direct/indirect impacts to nesting common and sensitive bird and raptor species will require compliance with the CDFG Code Section 3503. Construction outside the nesting season (between September 1st and January 31st) do not require pre-removal nesting bird surveys. If construction is proposed during nesting season (February 1st and August 31st), a qualified biologist will conduct a nesting bird survey(s) no more than three (3) days prior to initiation of grading to document the presence or absence of nesting birds within or directly adjacent (200 ft -500 ft for raptors) to the Project site.</p> <p>The survey(s) will focus on identifying any raptors and/or bird nests that are directly or indirectly affected by construction activities. If active nests are documented, the qualified biologist will prepare and implement specific measures to prevent abandonment of the active nest. At a minimum, grading in the vicinity of a nest will be postponed until the young birds have fledged. The perimeter of the nest setback zone will be fenced or adequately demarcated with stakes and flagging at 20-foot intervals, and construction personnel and activities will be restricted from the area. The biologist shall establish a no-disturbance</p>	Qualified Biologist	Prior to the issuance of permits for any construction activity	City of Ontario Planning Department	

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>buffer around each active nest. The buffer area will be determined by the biologist based on the species present, surrounding habitat, and type of construction activities proposed in the area. The survey report will be submitted by the qualified biologist to the City of Ontario for review and approval prior to initiation of grading in the nest-setback zone.</p> <p>Additionally, the qualified biologist will serve as a construction monitor during those periods when construction activities occur near active nest areas to ensure that no inadvertent impacts on these nests occur. A final monitoring report of the findings, prepared by a qualified biologist, will be submitted to the City of Ontario documenting compliance with the CDFG Code. Any nest permanently vacated for the season would not warrant protection pursuant to the CDFG Code.</p>				
<p><b>MM BIO-2: Focused Bat Survey.</b> Prior to implementation of Project activities, a qualified biologist shall be retained to determine whether potential roosting sites for bats may be affected. For large ornamental trees suitable for bat roosting/nursery, exit counts and acoustic surveys shall be performed prior to initial ground disturbance, vegetation or structure removal to determine whether the Project Site and a 300-foot buffer supports a nursery or roost, and by which species. This work will occur between late -spring and late summer and/or in the fall (generally mid-March through late October).</p> <p>If the results of the bat survey find a total of a single roosting individual of a special status bat species or 25 or more individuals of a non-special status bat species with potential to be present in the Project Site (i.e., western Mastiff bat, big free-tailed bat, or pallid bat), a Bat Management Plan shall be developed to ensure mortality to bats does not occur. For each location confirmed to be occupied by bats, the plan will provide details both in text and graphically where exclusion devises/and or staged tree removal will need to occur, the timing for exclusion work and the timeline and methodology needed to exclude the bats. The plan will need to be reviewed and approved by CDFW prior to disturbance of the roost(s).</p>	<p>Qualified Biologist</p>	<p>Prior to implementation of Project activities</p>	<p>CDFW</p>	



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<p><b>MM BIO-3: Focused and Preconstruction Burrowing Owl Surveys.</b> Focused surveys for burrowing owl will be conducted in accordance with the March 7, 2022, CDFG staff report on Burrowing Owl Mitigation. Specifically, A total of 4 surveys will be conducted: 1) at least one site visit between February 15th and April 15th, and 2) a minimum of three (3) surveys, at least three weeks apart, between April 15th and July 15th, with at least one visit after June 15th. A report of the findings prepared by a qualified biologist shall be submitted to the City of Ontario prior to any permit or approval for ground disturbing activities.</p> <p>A 14-day burrowing owl preconstruction survey will also be conducted immediately prior to the initiation of ground-disturbing construction to ensure protection for this species. The survey will be conducted in compliance with CDFW guidelines (CDFW 2012). A report of the findings prepared by a qualified biologist shall be submitted to the City of Ontario prior to any permit or approval for ground disturbing activities.</p> <p>If burrowing owls are detected on-site during the focused surveys or 14-day preconstruction survey efforts, during the breeding season (February 1st to August 31st) then construction activities shall be limited to beyond 300 feet of the active burrows until a qualified biologist has confirmed that nesting efforts are complete or not initiated. In addition to monitoring breeding activity, if construction is proposed to be initiated during the breeding season or active relocation is proposed, a burrowing owl relocation plan will be developed and approved by the City of Ontario, CDFW and USFWS.</p>	<p>Qualified Biologist</p>	<p>Prior to implementation of Project activities</p>	<p>CDFW</p>	
<p><b>MM BIO-4: Programmatic Assessment Area CEQA Analysis.</b> The Programmatic Assessment Area located within the southwest region of the Specific Plan Boundary, including APN’s 1053-281-01, -02, -03, -04, -05, 07 and –08, was not evaluated for biological resources as part of this analysis. To ensure that potential adverse effects to sensitive species and resources are reduced to a less than significant level, a focused biological resources assessment and impact analysis shall be conducted in the un-surveyed portion of the Specific Plan Boundary prior to approval of development within this region. In addition to completing CEQA review, any focused surveys and required mitigation measures shall be implemented prior to project approval and initiation of construction.</p>	<p>Qualified Biologist</p>	<p>Prior to implementation of Project activities</p>	<p>CDFW</p>	

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<p><b>MM BIO-5: Tree Inventory.</b> Prior to implementation of Project site clearing or grading, a qualified biologist shall provide a tree inventory to ensure compliance with Ontario MC Section 6.05.020, Tree Preservation Policy and Protection Measures. Healthy Heritage Trees that are approved for removal shall be replaced with new trees with a total trunk diameter equal to the tree(s) removed, or as deemed appropriate by the Approving Authority based on lot size and available planting space. Replacement trees are to be in addition to the quantity of trees required for landscaping. The Approving Authority is responsible for reviewing the landscape plan and approving appropriate species for tree replacement (The Ontario Plan 2050).</p>	Qualified Biologist	Prior to implementation of Project activities	City of Ontario Planning Department	
<b>CULTURAL RESOURCES</b>				
<p><b>MM CUL-1:</b> If determined by the feasibility study pursuant MM CUL-6 that the historic property is able to be relocated, every effort shall be made to facilitate the relocation. The buildings shall be offered at no cost for those who can relocate off-site. Advertisements notifying the public of the opportunity to relocate the building shall be placed for a minimum of 30 days: on-site with temporary signage, in at least three local publications (newspapers, magazines, local organization newsletters), and on local bulletin boards.</p>	Project Applicant	Prior to the issuance of a demolition building permit	City of Ontario Planning Department	
<p><b>MM CUL-2:</b> Prior to issuance of a building permit for demolition of historic properties addressed to 13813 Euclid Avenue, 7275 Schaefer Avenue, or 7244 &amp; 7260 Edison Avenue at the same time or separately, a HABS (level 3) documentation, including but not limited to as built drawing, historical narrative, and Historic American Building Survey (HABS) photographs of the subject historic shall be submitted to the Planning Department for review, approval, and subsequent release to the Ovitt Family Community Library, Model Colony History Room. Digital files and 2 printed copies are required (one archival and one non-archival).</p>	Project Applicant	Prior to the issuance of a demolition building permit	City of Ontario Planning Department	
<p><b>MM CUL-3:</b> A mitigation fee pursuant to Section 7.01.030 of the Ontario Development Code shall be paid to the Planning Department prior to issuance of building permit for demolition of the historic resources located at 13813 Euclid Avenue, 7275 Schaefer Avenue, and 7244 &amp; 7260 Edison Avenue. Mitigation fee is equal to 30% of the price per square foot construction cost as established in the most current</p>	Project Applicant	Prior to the issuance of a demolition building permit	City of Ontario Planning Department	

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International Code Council Building Valuation Data. The fee amount will be provided by the Planning Department at the time of payment. Funds will be deposited into the City’s Historic Preservation Trust Fund.				
<b>MM CUL-4:</b> Prior to issuance of a building permit for demolition of historic properties addressed to 13813 Euclid Avenue, 7275 Schaefer Avenue, or 7244 & 7260 Edison Avenue, a determination shall be made by the Planning Department whether items within or on the historic properties should be salvaged. The applicant shall be responsible for the removal, relocation and donation of such items selected for salvaging. An inventory of salvaged items shall be provided by the applicant to the Planning Department prior to the issuance of building permit.	Project Applicant	Prior to the issuance of building permit	City of Ontario Planning Department	
<b>MM CUL-5:</b> The applicant shall obtain a building permit prior to any demolition, relocation, or construction.	Project Applicant	Prior to any demolition, relocation, or construction	City of Ontario Planning Department	
<b>MM CUL-6:</b> Prior to issuance of a demolition building permit, A a feasibility study of the relocation and adaptive reuse shall be completed by a qualified architect and structural engineer who specializes in historic buildings in consultation with contractors who specialize in moving buildings for the Milk Parlor within the area identified as Phase II. MM CUL-1 shall be implemented if determined relocation is feasible.	A Qualified Architect and Structural Engineer	Prior to the issuance of a demolition building permit	City of Ontario Planning Department	
<b>MM CUL-7:</b> A comparative study of other dairy areas within California such as the San Joaquin Valley, Arcata Bottoms in Humboldt County, and the Fresno region to further understand the significance of dairy farming at a local, regional, and statewide level shall be submitted to the Planning Department for review and acceptance, prior to issuance of the Certificate of Final Occupancy for the first building constructed within the project area.	Project Applicant	Prior to the issuance of a building permit	City of Ontario Planning Department	
<b>MM CUL-8:</b> A short video documentary (12-15 minute) on the operations of a functioning dairy located within the Ontario Ranch area focusing on the dairy history, themes, site, building, and stories gathered from new and archived oral interviews, dairy context and recent dairy surveys shall be produced and submitted to the Planning Department for review and acceptance prior to issuance of a Certificate of Final Occupancy for the first building constructed within the project area.	Project Applicant	Prior to the issuance of a building permit	City of Ontario Planning Department	

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p><b>MM CUL-9:</b> Prior to the issuance of any grading permits for the Project area, a Cultural Awareness Training Program shall be provided to all construction managers and construction personnel prior to commencing any ground disturbance work within the Project area. The training shall be prepared and conducted by a Qualified Archaeologist to the satisfaction of the City Planning Department. The training may be discontinued when ground disturbance is completed. Construction personnel shall not be permitted to operate equipment within the construction area unless they have attended the training. A copy of the training transcript and/or training video, as well as a list of the names of all personnel who attended the training and copies of the signed acknowledgment forms shall be submitted to the City Planning Department for their review and approval.</p>	<p>Qualified Archaeologist</p>	<p>Prior to the issuance of any grading permits</p>	<p>City of Ontario Planning Department</p>	
<p><b>MM CUL-10:</b> Should any cultural resources be discovered during Project implementation; the City Planning Department and a Qualified Archaeologist shall be notified to assess the nature and significance of the find. Should any cultural resources be deemed significant, the Qualified Archaeologist shall draft a treatment plan for review and approval by the City Planning Department. Tribes listed on the City’s contact list for the Project shall be notified of any significance discovery that is Native American in origin and be given the opportunity to comment on the treatment plan prior to implementation. All final site records, reports, etc. associated with the discovery, evaluation, and treatment of cultural resources discovered during Project implementation shall be submitted to the South-Central Coastal Information Center (SCCIC).</p>	<p>Project Applicant</p>	<p>Throughout construction</p>	<p>City of Ontario Planning Department</p>	
<p><b>GEOLOGY AND SOILS</b></p>				
<p><b>MM GEO-1:</b> As specified in the Preliminary Geotechnical Investigation &amp; Organic Soil/Manure Evaluation Report for the Euclid Mixed Use Specific Plan Project by Converse Consulting, cut/fill transitions should be eliminated from all level portions of the building pad areas. This should be accomplished by over excavating the entire “cut” portion of the building pad area by at least 5.0 feet below proposed grade and replacing the excavated materials as properly compacted fill, so that all footings for structures and walls are founded into engineered fill with a minimum of 3.0 feet of fill below footings for proposed structures and 2.0 feet below footings for proposed walls.</p>	<p>Project Applicant</p>	<p>Prior to the start of construction</p>	<p>City of Ontario Building Department</p>	

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<p>No fill should be placed until excavations and/or natural ground preparation have been observed by the geotechnical consultant. The native soils encountered within the project sites are generally considered suitable for re-use as compacted fill. Excavated soils should be processed, including removal of roots and debris, removal of oversized particles, mixing, and moisture conditioning, before placing as compacted fill. On-site soils used as fill should meet the following criteria.</p> <ul style="list-style-type: none"> <li>• No particles larger than 8 inches in largest dimension.</li> <li>• Rocks larger than 4 inches should not be placed within the upper 12 inches of subgrade soils.</li> <li>• Free of all significant organic matter, debris, or other deleterious material.</li> <li>• Expansion index of 50 or less.</li> <li>• Sand Equivalent greater than 15 (greater than 30 for pipe bedding).</li> <li>• Contain less than 30 percent by weight retained in 3/4-inch sieve.</li> <li>• Contain less than 40 percent fines (passing #200 sieve).</li> </ul>				
<p><b>MM GEO-2:</b> Stockpiled fill soils would be placed in deeper fills (at least 5 feet below proposed grade), landscaped areas, or non-structural fills, or blended with sandier soils on site outside of the subject fill stockpile in order to reduce the expansion potential of the stockpiled soils. The expansion potential of the finish-grade soils shall be tested at grading completion.</p> <p>Slabs-on-grade shall have a minimum thickness of 5 inches for support of nominal live loads and be reinforced with No. 3 bars spaced 24 inches or less on centers both ways. Slab reinforcement shall be supported on concrete chairs so that the desired placement is properly placed per the design engineer. Structural design elements of slabs-on-grade, including but not limited to thickness, reinforcement, and joint spacing of more heavily loaded slabs shall be dependent upon the anticipated loading conditions and the modulus of subgrade reaction (200kcf) of the supporting materials and shall be designed by a structural engineer.</p> <p>Subgrade for slabs-on-grade shall be firm and uniform. All loose or disturbed soils, including under-slab utility trench backfill shall be recompacted. Prior to placing concrete, the subgrade soils below all floor slabs shall be pre-watered to achieve a moisture content that is</p>	Project Applicant	Prior to grading	City of Ontario Building Department	

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>equal to 100 percent of the optimum moisture content of the subgrade soils. The moisture content should penetrate to a minimum depth of 12 inches. This should promote uniform curing of the concrete and minimize the development of shrinkage cracks.</p>				
<p><b>MM GEO-3:</b> Corrosive Materials. Prior to issuance of a building permit, the Director of the City Public Works Department, or designee, shall verify that the Project Applicant/Developer has retained the services of a licensed corrosion engineer to provide detailed corrosion protection measures. Where steel may come in contact with on-site soils, project construction shall include the use of steel that is protected against corrosion. Corrosion protection may include, but is not limited to, sacrificial metal, the use of protective coatings, and/or cathodic protection. Additional site testing and final design evaluation regarding the possible on-site presence of significant volumes of corrosive soils shall be performed by the Project Geotechnical Consultant to refine and enhance these recommendations. On-site inspection during grading shall be conducted by a qualified corrosion consultant and City of Director of Public Works/City Engineer, or designee, to ensure compliance with geotechnical specifications as incorporated into Project plans.</p>	Project Applicant	Prior to issuance of a building permit	Director of the City Public Works Department	
<p><b>MM GEO-4:</b> In areas of documented or inferred archaeological and/or paleontological resource presence, City staff shall require applicants for development permits to provide studies to document the presence/absence of such resources. On properties where resources are identified, such studies shall provide a detailed mitigation plan based on the recommendations of a qualified cultural preservation expert. Additionally, a paleontological resource monitoring plan (PRMP) would be prepared and implemented. Periodic paleontological spot checks would be conducted when excavation exceeds depths of 5 feet to determine if older, paleontologically sensitive sediments are present. If present, monitoring would be implemented. Prior to the start of construction, a paleontological resource monitoring plan (PRMP) would be prepared and implemented. The Project’s PRMP would implement the following procedures:</p> <ul style="list-style-type: none"> <li>• A trained and qualified paleontological monitor would perform spot-check and/or monitoring of any excavations on the Project that have the potential to impact paleontological resources in</li> </ul>	Project Applicant	Prior to grading	City of Ontario Building Department	

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<p>undisturbed native sediments below five feet in depth. The monitor would have the ability to redirect construction activities to ensure avoidance of adverse impacts to paleontological resources.</p> <ul style="list-style-type: none"> <li>• The Project paleontologist may re-evaluate the necessity for paleontological monitoring after examination of the affected sediments during excavation, with approval from Lead Agency and Client representatives.</li> <li>• Any potentially significant fossils observed shall be collected and recorded in conjunction with best management practices and Society of Vertebrate Paleontology professional standards.</li> <li>• Any fossils recovered during mitigation shall be deposited in an accredited and permanent scientific institution for the benefit of current and future generations.</li> <li>• A report documenting the results of the monitoring, including any salvage activities and the significance of any fossils, shall be prepared and submitted to the appropriate personnel.</li> </ul>				
<b>GREENHOUSE GAS</b>				
<p><b>MM GHG-1:</b> Project development proposals with building permit applications on file with the City shall implement Screening Table Measures that achieve at least 100 points per the Screening Tables. The City shall verify that Screening Table Measures achieving the 100-point performance standard are incorporated in development plans prior to the issuance of building permit(s) and/or site plans (as applicable). The City shall verify implementation of the selected Screening Table Measures prior to the issuance of Certificate(s) of Occupancy. At the discretion of the City, measures that provide GHG reductions equivalent to GHG emissions reductions achieved via the Screening Table Measures may be implemented. Multiple development proposals may, at the discretion of the City, be allowed to collectively demonstrate achievement of at least 100 points per the Screening Tables.</p>	Project Applicant	Prior to the issuance of building permit(s) and/or site plans	City of Ontario Planning Department	
<b>HAZARDS AND HAZARDOUS MATERIALS</b>				
<p><b>MM HAZ-1: Construction period testing.</b> Construction at the Project site shall be conducted under a Project-specific Construction Risk Management Plan (CRMP) to protect construction workers, the general public, and the environment from subsurface hazardous materials previously identified and to address the possibility of encountering</p>	Project Applicant	Prior to Project implementation	City of Ontario Building Department	

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>unknown contamination or hazards in the subsurface. The CRMP shall summarize soil and groundwater analytical data collected on the Project sites during past investigations and during site investigation activities; delineate areas of known soil and groundwater contamination, if applicable; and identify soil and groundwater management options for excavated soil and groundwater, in compliance with local, state, and federal statutes and regulations. The CRMP shall:</p> <ul style="list-style-type: none"> <li>• Provide procedures for evaluating, handling, storing, testing, and disposing of soil and groundwater during Project excavation and dewatering activities, respectively.</li> <li>• Require the preparation of a Project-specific Health and Safety Plan that identifies hazardous materials present, describes required health and safety provisions and training for all workers potentially exposed to hazardous materials in accordance with State and Federal worker safety regulations, and designates the personnel responsible for Health and Safety Plan implementation.</li> <li>• Require the preparation of a contingency plan that shall be applied should previously unknown hazardous materials be encountered during construction activities. The contingency plan shall include provisions that require collection of soil and/or groundwater samples in the newly discovered affected area by a qualified environmental professional prior to further work, as appropriate. The analytical results of the sampling shall be reviewed by the qualified environmental professional and submitted to the appropriate regulatory agency. The environmental professional shall provide recommendations, as applicable, regarding soil/waste management, worker health and safety training, and regulatory agency notifications, in accordance with local, state, and federal requirements. Work shall not resume in the area(s) affected until these recommendations have been implemented under the oversight of the County or regulatory agency, as appropriate.</li> <li>• Designate personnel responsible for implementation of the CRMP. The CRMP shall be submitted to the County for review and approval prior to the issuance of construction and demolition permits.</li> </ul>				



Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p><b>MM HAZ-2: Soil Management Plan.</b> Prior to issuance of a grading permit, the Project applicant shall retain a qualified environmental consultant to prepare a Soil Management Plan that details procedures and protocols for on-site management of soils containing potentially hazardous materials. The SMP would be implemented during grading activities on-site to ensure that soils containing residual levels of hydrocarbons or arsenic are properly identified, monitored, and managed on-site, and include the following:</p> <ul style="list-style-type: none"> <li>• A certified hazardous waste hauler shall remove all potentially hazardous soils. In addition, sampling of soil shall be conducted during excavation to ensure that all petroleum hydrocarbon and arsenic impacted soils are removed, and that Environmental Screening Levels (ESLs) for non-residential uses are not exceeded. Excavated materials shall be transported per California Hazardous Waste Regulations to a landfill permitted by the State to accept hazardous materials.</li> <li>• Any subsurface materials exposed during construction activities that appear suspect of contamination, either from visual staining or suspect odors, shall require immediate cessation of excavation activities. Soils suspected of contamination shall be tested for potential contamination. If contamination is found to be present per the Department of Toxic Substances Control Screening Levels for industrial/commercial land use (DTSCSLi) and the U.S. EPA Regional Screening Levels for industrial/commercial land use (EPARSLi), it shall be transported and disposed of per state regulations to an appropriately permitted landfill.</li> <li>• The SMP shall include a Health and Safety Plan (HSP) that addresses potential safety and health hazards and includes the requirements and procedures for employee protection; each contractor will be required to have their own HSP tailored to their particular trade that addresses the general project safety requirements. The HSP shall also outline proper soil handling procedures and health and safety requirements to minimize worker and public exposure to hazardous materials during construction.</li> <li>• The SMP shall be prepared and executed in accordance with South Coast Air Quality Management District (SCAQMD) Rule 1166, Volatile Organic Compound Emissions from Decontamination of</li> </ul>	<p>Project Applicant</p>	<p>Prior to the issuance of grading permits</p>	<p>City of Ontario Planning Department</p>	

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>Soil. The SMP shall require the timely testing and sampling of soils so that contaminated soils can be separated from inert soils for proper disposal. The SMP shall specify the testing parameters and sampling frequency. Anticipated testing includes total petroleum hydrocarbons (TPH), volatile organic compounds (VOCs), and semi-volatile organic compounds (SVOCs). During excavation, Rule 1166 requires that soils identified as contaminated shall be sprayed with water or another approved vapor suppressant or covered with sheeting during periods of inactivity of greater than an hour, to prevent contaminated soils from becoming airborne. Under Rule 1166, contaminated soils shall be transported from the project site by a licensed transporter and disposed of at a licensed storage/treatment facility to prevent contaminated soils from becoming airborne or otherwise released into the environment.</p> <ul style="list-style-type: none"> <li>• All SMP measures shall be printed on the construction documents, contracts, and project plans prior to issuance of grading permits.</li> <li>• The SMP would also include procedures for the safe handling and transportation of soils on the Project Site that may impact sensitive receptors such as schools.</li> </ul>				
<p><b>MM HAZ-3:</b> Prior to the commencement of any construction-related site activities (clearing, demolition, grading etc.), all above-ground storage tanks (ASTs) and underground storage tanks (USTs) shall be removed. ASTs storing diesel shall be disposed of by a State of California licensed contractor and in compliance with the required San Bernardino County Fire Department (SBCFD) Hazardous Materials Division regulations for tank removals. For stained soils in the vicinity of diesel containing ASTs, as identified in the Phase I Environmental Site Assessment (ESA) dated July 29, 2021 soil samples shall be collected, as directed by the SBCFD inspector, for chemical analysis at a laboratory licensed by the State of California. If contaminated soils are encountered, a soil management plan shall be prepared to manage the stained soils during redevelopment. USTs shall be removed through reviewing available files at the SBCFD and ensuring the proper removal of the UST and a subsurface investigation to determine if the UST had impacted the subsurface.</p>	Project Applicant	Prior to the issuance of grading permits	City of Ontario Planning Department	

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p><b>MM HAZ-4:</b> Prior to the issuance of grading permits, the Project applicant shall conduct testing for the presence of methane on the Project site, in accordance with DTSC methane assessment guidelines. The Project applicant shall prepare a methane gas soil survey and implement grading activity recommendations to the satisfaction of the City Building Department. This survey and recommendation shall include a post-construction soil gas investigation and installation of methane gas mitigation systems where post-grading methane levels exceed 5,000 ppmv, should any such levels occur.</p>	Project Applicant	Prior to the issuance of grading permits	City of Ontario Building Department	
<p><b>MM HAZ-5:</b> Following drainage of the on-site ponds, the Project applicant shall conduct a limited Phase II subsurface assessment of sediments to evaluate the sediments for chemical risks to human health and the environment. If contamination from dairy and animal-related wastes is encountered at a level above Environmental Screening Levels (ESLs) for non-residential uses, the appropriate environmental agency (Regional Water Quality Control Board, Department of Toxic Substance Control, South Coast Air Quality Management District) shall be notified. Any contamination identified as a result of such testing/sampling shall be investigated and removed or remediated to the satisfaction of the environmental agency and established Regional Screening Levels with evidence provided to the City, such that there are no residual significant impacts following mitigation. Prior to allowing the commencement of any soil removal or hauling activities at the Proposed Project, the City will review and/or evaluate potential air quality impacts (criteria pollutants and toxic air contaminants from equipment exhaust, earthmoving, and other on-site remedial activities, as applicable) to verify that impacts are properly assessed and disclosed in accordance with CEQA.</p>	Project Applicant	Following the drainage of on-site ponds	City of Ontario Building Department	
<p><b>MM HAZ-6:</b> Prior to the issuance of a demolition permit for any buildings or structures on-site, the Project applicant shall conduct comprehensive ACM and mercury contamination surveys to identify the locations and quantities of ACM and mercury in above-ground structures. The Project applicant shall retain a licensed or certified asbestos consultant to inspect buildings and structures on-site. The consultant's report shall include requirements for abatement, containment, and disposal of ACM,</p>	Project Applicant	Prior to the issuance of a demolition permit	City of Ontario Planning Department	

<b>Mitigation Measures</b>	<b>Responsibility for Implementation</b>	<b>Timing</b>	<b>Responsibility for Monitoring</b>	<b>Monitor (Signature Required) (Date of Compliance)</b>
<p>if encountered, in accordance with the South Coast Air Quality Management District’s Rule 1403.</p> <p>Prior to issuance of a demolition permit of the on-site structure, preparation of a demolition plan for the safe dismantling and removal of building components and debris including a plan for lead and asbestos abatement shall be required. The demolition plan shall be submitted to the City for review and approval prior to commencement of construction activities.</p>				