

June 2024 | Mitigation Monitoring and Reporting Program  
State Clearinghouse No. 2023110328

# Ontario Regional Sports Complex

for City of Ontario

*Prepared for:*

**City of Ontario**

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# 1. Introduction

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## 1.1 PURPOSE OF MITIGATION MONITORING AND REPORTING PROGRAM

This Mitigation Monitoring and Reporting Program (MMRP) has been developed to provide a vehicle by which to monitor mitigation measures and conditions of approval outlined in the Draft Environmental Impact Report (Draft EIR), State Clearinghouse No. 2023110328 for the Ontario Regional Sports Complex (ORSC) and associated off-site sewer improvements and land use changes (together referred to as the Proposed Project). The MMRP has been prepared in conformance with Section 21081.6 of the Public Resources Code and City of Ontario Monitoring Requirements. Section 21081.6 states:

- (a) When making findings required by paragraph (1) of subdivision (a) of Section 21081 or when adopting a mitigated negative declaration pursuant to paragraph (2) of subdivision (c) of Section 21080, the following requirements shall apply:
  - (1) The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead or responsible agency, prepare and submit a proposed reporting or monitoring program.
  - (2) The lead agency shall specify the location and custodian of the documents or other material which constitute the record of proceedings upon which its decision is based.

## 1.2 PROJECT LOCATION

The ORSC site is in the southern portion of Ontario, which is known as the Ontario Ranch. The ORSC site is on the southeast corner of Vineyard Avenue and Riverside Drive in the Armstrong Ranch Specific Plan area. The ORSC site is bounded to the north by Riverside Drive, to the south by Chino Avenue, to the west by the unimproved right-of-way for Vineyard Avenue, and to the east by the Cucamonga Creek Flood Control Channel. Much of the ORSC site is presently vacant and was primarily used for agricultural purposes, including the raising of livestock and dairy farming. Other land uses on the ORSC site include a nursery east of Ontario Avenue. Vineyard Avenue currently terminates at Riverside Drive.

## 1. Introduction

### 1.3 PROJECT DESCRIPTION

The Ontario Regional Sports Complex (ORSC) would allow for development of a variety of recreational opportunities on an approximately 199-gross-acre site (ORSC site) in the City of Ontario. This includes a semi-professional Minor League Baseball stadium, retail, and hospitality area in addition to a new City recreation center and aquatics center surrounded by a variety of baseball/softball, soccer, and multiuse fields. Development on the ORSC site would require installation of a sewer line in the Vineyard Avenue right-of-way (Offsite Improvement Area). The ORSC also requires a concurrent General Plan Amendment and Rezoning (GPA and Rezone) to offset the potential loss in residential capacity in The Ontario Plan (TOP) of 1,471 units from the ORSC site when it is redesignated and rezoned to accommodate the uses of the ORSC. To offset this loss, 94 acres along the Vineyard Corridor south of the ORSC site would be assigned a more intense land use designation, changing from Low Density Residential (LDR) to Medium Density Residential (MDR) to comply with Senate Bill (SB) 330 and SB 166. The development on the ORSC site and Offsite Improvement Area and concurrent GPA and Rezone are referred to as the Proposed Project.

The ORSC site is in the southern portion of Ontario, which is known as the Ontario Ranch. The ORSC site is on the southeast corner of Vineyard Avenue and Riverside Drive in the Armstrong Ranch Specific Plan area. The ORSC site is bounded to the north by Riverside Drive, to the south by Chino Avenue, to the west by the unimproved right-of-way for Vineyard Avenue, and to the east by the Cucamonga Creek Flood Control Channel. Much of the ORSC site is presently vacant and was primarily used for agricultural purposes, including the raising of livestock and dairy farming. Other land uses on the ORSC site include a nursery east of Ontario Avenue. Vineyard Avenue currently terminates at Riverside Drive.

#### **Ontario Regional Sports Complex**

The ORSC would provide a variety of experiences, including a 6,000-capacity, semipro, Minor League Baseball stadium with supportive retail/hospitality uses and a new city regional park and community recreation facilities, including a new recreational center; aquatics center; and baseball, softball, and soccer fields. The land use plan under the ORSC comprises seven planning areas (PA)—Baseball Stadium (PA 1); Commercial Retail (PA 2); Baseball Stadium Retail-Hospitality (PA 3); Baseball Stadium Retail-Hospitality South (PA 4); City Park—Active Fields (PA 5); City Park—Indoor Athletic Facility (PA 6); and Community Recreation Center (PA 7). The amenities are shown in Table 1, *Ontario Regional Sport Complex Amenities Summary*. As shown in Table 1, the ORSC would result in 540,750 square feet of commercial building space, 450,000 square feet of stadium space (110,000 square feet of conditioned space and 340,000 square feet of unconditioned space), and 272,000 square feet of parking structures.

## 1. Introduction

**Table 1 Ontario Regional Sport Complex Amenities Summary**

Land Use	Acres	Building Square Feet			Number of Amenities
		Commercial	Parking	Stadium	
<b>PA 1 BASEBALL STADIUM</b>	<b>16.01</b>	—	<b>185,000</b>	<b>450,000</b>	<b>6,000-Seat Capacity 1,600 Parking Spaces</b>
Baseball Field Facility	11.33	—	—	—	6,000-Seat Capacity
Conditioned Space	—	—	—	110,000	—
Unconditioned Space	—	—	—	340,000	—
Parking Structure A (3-stories)	4.68	—	185,000	—	1,600 Parking Spaces
<b>PA 2 COMMERCIAL RETAIL</b>	<b>19.62</b>	<b>45,000</b>	—	—	<b>1,500 Parking Spaces</b>
Retail/Commercial, East	5.06	45,000	—	—	—
Surface Parking, East	14.56	—	—	—	1,500 Parking Spaces
<b>PA 3 BASEBALL STADIUM RETAIL Stadium Retail and Hospitality</b>	<b>4.58</b>	<b>91,000</b>	—	—	<b>100 Rooms</b>
Retail/Commercial	2.17	21,000	—	—	—
Hotel	2.41	70,000	—	—	100 Rooms
<b>PA 4 BASEBALL STADIUM RETAIL and Hospitality South</b>	<b>8.54</b>	<b>114,000</b>	—	—	<b>250 Parking Spaces</b>
Retail/Commercial	6.54	114,000	—	—	—
Surface Parking, South	2.00	—	—	—	250 Parking Spaces
<b>PA 5 CITY PARK, Active Fields</b>	<b>110.90</b>	<b>23,300</b>	—	—	<b>2,000 Parking Spaces</b>
Multipurpose Fields (Soccer/Football)	41.13	—	—	—	13 Fields
Multiuse Fields (Baseball/Softball/Little League)	45.11	—	—	—	8 Fields
Park	10.87	23,300	—	—	—
Parking Structure B (4 stories)	3.59	—	87,000	—	1,000 Parking Spaces
Surface Parking, South	10.2	—	—	—	1,000 Parking Spaces
<b>PA 6 CITY PARK, Indoor Athletic Facility</b>	<b>7.58</b>	<b>159,450</b>	—	—	<b>388 Parking Spaces</b>
Indoor Athletic Facility	4.46	159,450	—	—	16 max. Courts
Surface Parking	3.12	—	—	—	388 Parking Spaces
<b>PA 7 COMMUNITY RECREATION CENTER</b>	<b>15.68</b>	<b>108,000</b>	—	—	<b>525 Parking Spaces</b>
Community Center/ Admin Building	3.46	70,000	—	—	—
Activity Area	8.05	38,000	—	—	1 Field/8 Courts
Recreation Surface Parking	4.17	—	—	—	525 Parking Spaces
<b>Right-of-Way</b>	<b>16.10</b>	—	—	—	—
<b>TOTAL</b>	<b>199.01</b>	<b>540,750</b>	<b>272,000</b>	<b>450,000</b>	<b>6,000-Seat Capacity 100 Rooms 6,263 Parking Spaces</b>

## 1. Introduction

### The Ontario Plan (TOP) Land Use Amendments and Zone Changes

The Land Use Element of the Policy Plan establishes two land use designations in the ORSC site, Low-Density Residential and Medium Density Residential. The Proposed Project would require changing the existing land use and zoning to allow for recreational facilities and regional-serving entertainment, retail, and service uses, including hotels/motels, and restaurants. The Proposed Project would:

- Convert 134.42 acres of Low Density Residential (LDR) and Medium Density Residential (MDR) to Open Space-Parkland (OS-R).
- Convert 51.57 acres of Low Density Residential (LDR) to Hospitality (HOS) for a baseball stadium, ancillary/supportive retail, and lodging uses.

Approval of the ORSC would also rescind the Armstrong Ranch Specific Plan and rezone the ORSC site with traditional zoning designations (see Table 2, *Proposed Land Use Designations*).

**Table 2 Proposed Land Use Designations**

Land Use	Zoning	Acres
<b>Ontario Regional Sports Park Complex (On-Site Land Use Changes)</b>		
Hospitality (HOS)	Convention Center Support Retail (CCS)	51.57
Open Space-Parkland (OS-R)	Open Space-Recreation	134.42
Right-of-Way (ROW) <sup>1</sup>		13.01
<b>Proposed Project (On-Site) Total</b>		<b>199.00</b>
<b>Off-Site Land Use Changes (Senate Bills 330 and 166 Compliance)</b>		
Medium-Density Residential (MDR)	No proposed zoning change SP/AG (Specific Plan)	74.75
Medium-Density Residential (MDR)	SP/AG/AH (Specific Plan with Affordable Housing Overlay)	19.25
<b>Senate Bill 330 (Off-Site) Total</b>		<b>94.00</b>

Notes: SP = Specific Plan, AG = Agricultural, AH = Affordable Housing

<sup>1</sup> ROW is consistent with TOP 2050 estimates; it is not based on Table 1.

Because the ORSC would replace areas planned for residential use with nonresidential uses, the loss in residential capacity must be offset by increasing the residential capacity by an equal amount elsewhere in the city to comply with SB 330, which mandates no net loss of residential capacity citywide, and SB 166, which mandates that a jurisdiction maintain an inventory of sites suitable to fulfill its low and very low Regional Housing Needs Assessment obligation at all times.

TOP 2050 planned for a total of 1,471 units in the areas designated LDR and MDR in the ORSC site. To offset this loss, 94 acres along the Vineyard Corridor, south of the ORSC site, would be assigned a more intense land use designation, changing from LDR to MDR. The current land use designation in the Vineyard Corridor, LDR, allowed up to 424 units under TOP 2050. Because of SB 330, the combined capacity for the ORSC site



## 1. Introduction

and the Vineyard Corridor parcels must be maintained, meaning the Vineyard Corridor parcels must support a minimum capacity of 1,895 units (1,471 units to offset the Proposed Project plus 424 units to account for the existing capacity on the parcels where growth potential would be reallocated). To achieve this, the Proposed Project requires a general plan amendment designating the Vineyard Corridor parcels (94 acres) as MDR instead of LDR, creating capacity for 2,075 units, 180 units more than required to comply with SB 330.

SB 166 requires that the 194 affordable units that were allocated to the ORSC site must be reallocated to other suitable sites in the city. To comply with this requirement, two of the parcels in the Vineyard Corridor (19.25 of 94.00 acres) that were identified to accept the units reallocated from the ORSC site for SB 330 compliance would be added to the Housing Element's sites inventory; their Assessor's Parcel Numbers are 218-18-102 and 218-18-115.

### 1.4 ENVIRONMENTAL IMPACTS

#### 1.4.1 Impacts Considered No Impact or Less Than Significant

The EIR identified various thresholds from the CEQA Guidelines among a number of environmental categories that would not be significantly impacts by the proposed project in Chapter 5, *Environmental Analysis*, and therefore, did not require mitigation. Impacts to the following environmental resources were found to be less than significant or no impact:

- Aesthetics
- Energy
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Population and Housing
- Public Services
- Recreation
- Utilities and Service Systems

#### 1.4.2 Potentially Significant Adverse Impacts That Can Be Mitigated, Avoided, or Substantially Lessened

The EIR concluded that the proposed project could result in one or more potentially significant impacts in the following topic areas:

- Air Quality (Regional Construction Emissions, Construction Health Risk)
- Biological Resources (Sensitive Habitat/Species, Wildlife Movement)
- Cultural Resources (Archeological Resources)
- Geology and Soils (Paleontological Resources)
- Hazards and Hazardous Materials (Release of Hazardous Materials, Emergency Responder/Evacuation Plan)

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- Noise (Construction Noise)
- Transportation (Emergency Responder/Evacuation Plan)
- Tribal Cultural Resources
- Wildfire (Emergency Responder/Evacuation Plan)

However, the EIR also found that these impacts would be reduced, avoided, or substantially lessened through the implementation of mitigation measures, which are listed in Table 3, *Mitigation Monitoring Requirements*.

### 1.4.3 Unavoidable Significant Adverse Impacts

The following impact would remain significant and unavoidable after implementation of required mitigation, as identified in the EIR:

- Agriculture and Forestry Resources (Loss of Prime Farmland)
- Air Quality (AQMP Consistency, Regional Operation Emissions)
- Greenhouse Gas Emissions
- Noise (Traffic Noise)
- Transportation (Vehicle Miles Traveled)

## 2. Mitigation Monitoring Requirements

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### 2.1 CATEGORIZED MITIGATION MEASURES/MATRIX

Project-specific mitigation measures (MM) have been categorized in matrix format, as shown in Table 3, *Mitigation Monitoring Requirements*. The matrix identifies the environmental factor, specific mitigation measures, schedule, and responsible monitor. The mitigation matrix will serve as the basis for scheduling the implementation of, and compliance with, all mitigation measures.

## 2. Mitigation Monitoring Requirements

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## 2. Mitigation Monitoring Requirements

**Table 3 Mitigation Monitoring Requirements**

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)	
<b>AESTHETICS</b>					
No Mitigation Measures are necessary.					
<b>AGRICULTURAL AND FORESTRY RESOURCES</b>					
No Mitigation Measures would feasibly be able to reduce the significant impacts to levels less than significant.					
<b>AIR QUALITY</b>					
AQ-1	<p>The City of Ontario shall require the construction contractor to incorporate the following to reduce air pollutant emissions during construction activities:</p> <ul style="list-style-type: none"> <li>Use construction equipment rated by the United States Environmental Protection Agency as having Tier 4 (model year 2015 or newer) Final or stricter emission limits for all off-road construction equipment. If Tier 4 Final equipment is not commercially available for a specific piece of equipment, the applicant shall provide documentation (e.g., rental inventory requests), to the City's satisfaction, or otherwise demonstrate its unavailability to the City of Ontario prior to the issuance of any construction permits and replacement equipment used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by the California Air Resources Board regulations.</li> <li>If Tier 4 Final equipment is not available, the construction contractor(s) and subcontractor(s) affected shall use Tier 4 Interim equipment.</li> <li>If Tier 4 Interim equipment is not available, the construction contractor(s) and subcontractor(s) affected shall use then Tier 3 equipment outfitted with a level 3 diesel particulate filter.</li> <li>For purposes of this mitigation measure, "commercially available" shall mean the availability of Tier 4 engines similar to the availability for other large-scale construction projects in the City occurring at the same time and taking</li> </ul>	City of Ontario Planning Department and Construction Contractor	Prior to the start of construction and during construction	City of Ontario Planning/Building Department	

## 2. Mitigation Monitoring Requirements

**Table 3 Mitigation Monitoring Requirements**

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>into consideration factors such as (i) potential significant delays to critical-path timing of construction and (ii) geographic proximity to the project site of Tier 4 equipment.</p> <ul style="list-style-type: none"> <li>• During construction, the construction contractor shall maintain a list of all operating equipment in use on the construction site for verification by the City of Ontario. The construction equipment list shall state the makes, models, Equipment Identification Numbers, Engine Family Numbers, and number of construction equipment onsite.</li> <li>• Use paints with a VOC content that meets the South Coast Air Quality Management District Super Compliant architectural coatings standard of 10 grams per liter (g/L) or less (i.e.,) for coating architectural surfaces.</li> <li>• Comply with South Coast Air Quality Management District Rule 403, including the following measures: <ul style="list-style-type: none"> <li>• Provide National Institute for Occupational Safety and Health (NIOSH)-approved respirators for workers with a prior history of Valley Fever.</li> <li>• Half-face respirators equipped with a minimum N-95 protection factor for use during worker collocation with surface disturbance activities. Half-face respirators equipped with N-100 or P-100 filters should be used during digging activities. Employees should wear respirators when working near earth-moving machinery.</li> <li>• Post warnings onsite and consider limiting access to visitors, especially those without adequate training and respiratory protection.</li> </ul> </li> </ul> <p>These identified measures shall be incorporated into all appropriate construction documents (e.g., construction management plans) submitted to and verified by the City.</p>				

## 2. Mitigation Monitoring Requirements

**Table 3 Mitigation Monitoring Requirements**

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
AQ-2	All landscaping equipment (e.g., leaf blower) used for property management shall be electric powered only. The property manager/facility owner shall provide documentation (e.g., purchase, rental, and/or services agreement) to the City of Ontario Planning Department to verify to the City's satisfaction that all landscaping equipment utilized will be electric powered.	City of Ontario Planning and Property Manager/Facility Owner	During project operation	City of Ontario Planning/Building Department	

See Mitigation Measures TRAF-1, TRAF-2, and GHG-1 through GHG-4.

**BIOLOGICAL RESOURCES**

BIO-1	<p><b>Worker Environmental Awareness Program and Biological Monitor:</b> Prior to the start of construction of the ORSC site or sewer line within the Offsite Improvement Area, a Worker Environmental Awareness Program (WEAP) shall be developed by the City or the City's consultant. A qualified biologist with experience with the sensitive biological resources in the region shall present the WEAP to all personnel working in the ORSC site and Offsite Improvement Area (either temporarily or permanently) prior to the start of project activities. The WEAP may be videotaped and used to train newly hired workers or those not present for the initial WEAP. The WEAP could include but shall not be limited to discussions of the sensitive biological resources associated with the ORSC, project-specific measures to avoid or eliminate impacts to these resources, consequences for not complying with project permits and agreements, and contact information for the lead biologist. Logs of personnel who have taken the training shall be kept on the site at the construction or project office.</p> <p>In addition to a WEAP, a qualified biologist (biological monitor) with experience monitoring for and identifying sensitive biological resources known to occur in the area shall be present during initial ground-disturbing activities related to the ORSC and Offsite Improvement Area (including fence installation and vegetation removal activities). As required by project permits, the qualifications of a biological monitor may need to be submitted to appropriate wildlife agencies for approval based on the resources the biologist will be monitoring. Biological monitoring duties shall include, but are not limited to, conducting worker education training, verifying</p>	City of Ontario and Qualified Biologist	Prior to the start of construction at the ORSC site or Offsite Improvement Area	City of Ontario Planning Department	
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## 2. Mitigation Monitoring Requirements

**Table 3 Mitigation Monitoring Requirements**

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	<p>compliance with project permits, and ensuring construction activities stay within designated work areas.</p> <p>The biological monitor shall have the right to halt all activities in an affected area if a special- status species is identified in a work area and is in danger of injury or mortality. If work is halted by the biological monitor, work shall proceed only after the hazards to the individual is removed and there is no longer a risk to the individual, or the individual has been moved from harm's way in accordance with the project's permits and/or management/translocation plans. The biological monitor shall take representative photographs of the daily activities and shall also maintain a daily log that documents general project activities and compliance with the project's permit conditions. Non-compliance shall also be documented in the daily log, including any measures that were implemented to rectify the issue.</p>				
BIO-2	<p><b>Rare Plant Survey:</b> A rare plant survey shall be conducted within suitable habitat during the appropriate blooming period for the lucky morning-glory (March through September) and smooth tarplant (April through September). The survey shall be conducted by a botanist or qualified biologist in accordance with the USFWS Guidelines for Conducting and Reporting Botanical Inventories for Federally Listed, Proposed, and Candidate Plants; the CDFW Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities; and the CNPS Botanical Survey Guidelines of the CNPS. One survey shall be conducted during a time of the year that overlaps with all blooming periods (April through September).</p> <p>If these species are observed during the rare plant survey, individual plants or populations shall be marked with GPS for mapping purposes. If any of these special-status plant species are detected in the ORSC site and Offsite Improvement Area and impacts to these species are unavoidable and impacts would result in deleterious effects to the regional population of the species, the City shall consult with CDFW to develop a mitigation plan or additional avoidance and minimization measures to ensure impacts to these plant species are minimized to the maximum extent practicable. Examples of measures</p>	City of Ontario Planning Department and Qualified Biologist/Botanist	Prior to the start of ground-disturbing activities from March through September	City of Ontario Planning Department	



## 2. Mitigation Monitoring Requirements

**Table 3 Mitigation Monitoring Requirements**

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	that may be implemented after consultation with CDFW include establishing a no-disturbance buffer around locations of individuals or a population, or additional monitoring requirements during construction of the ORSC and Offsite Improvement Area.				
BIO-3	<p><b>Burrowing Owl Management Plan:</b> A live burrowing owl was documented in the ORSC site and Offsite Improvement Area during a biological survey conducted in September 2023, at which time the individual could have been migrating, arriving for the winter, or late in leaving its summer breeding grounds. Additionally, suitable burrowing owl habitat is present throughout the ORSC site and Offsite Improvement Area. In order to offset potential project-related impacts to burrowing owl and its habitat a Burrowing Owl Management Plan (BOMP) shall be developed by a qualified Project biologist who has at least three (3) years of experience working with and/or managing burrowing owls on project sites. The BOMP shall outline project-specific protection measures that are in accordance with CDFW's Staff Report on Burrowing Owl Mitigation (Staff Report; CDFG 2012). The BOMP shall also identify protection measures to be implemented should the species be found on the ORSC site or Offsite Improvement Areas at any time of the year (i.e., migration periods, breeding/summer, and wintering). The BOMP shall outline specific pre-construction survey methods and timing in accordance with the Staff Report and shall include instruction on survey requirements should there be a lapse in construction or project activities. The BOMP shall include project activities before which pre-construction survey requirements shall be required (such as grading, vegetation removal, and fence installation). Mitigation methods outlined in the BOMP shall include, but not be limited to, establishment of no-disturbance buffers around potential or occupied burrowing owl burrows, additional biological monitoring requirements during project activities, and passive relocation during the burrowing owl non-breeding season (September 1 through January 31, annually). Regular reporting timeframes and requirements for communication with CDFW shall also be clearly outlined in the BOMP. The BOMP</p>	City of Ontario Planning Department and Qualified Biologist with at least 3 years of experience working with and/or managing burrowing owls on project site.	Prior to the start of ground-disturbing activities	City of Ontario Planning Department	

## 2. Mitigation Monitoring Requirements

**Table 3 Mitigation Monitoring Requirements**

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>shall be submitted to CDFW for review and subject to CDFW approval prior to the start of Project ground-disturbing activities. Additionally, the City of Ontario shall continue to carry out the requirements of its Memorandum of Agreement (MOA) with IERCD (dated November 21, 2023) to mitigate the loss of suitable burrowing owl habitat resulting from the Project. The MOA outlines the collection of Habitat Mitigation Fees by the City of Ontario that will be managed by a Land Trust for the acquisition, restoration, rehabilitation, and maintenance of lands selected by the Land Trust to have long-term conservation value for burrowing owl.</p>				
<p><b>BIO-4 Preconstruction Surveys for Crotch Bumble Bee:</b> If the Crotch bumble bee is no longer a Candidate or formally listed species under the California ESA at the time ground-disturbing activities occur, then no additional protection measures are proposed for the species. If the Crotch bumble bee is legally protected under the California ESA as a Candidate or Listed species at the time ground-disturbing activities are scheduled to begin, preconstruction surveys shall be conducted in accordance with CDFW's Survey Considerations for California ESA Candidate Bumble Bee the season immediately prior to project-related ground disturbing activities (including but not limited to vegetation clearing, fence installation, and grading). A minimum of three Crotch bumble bee preconstruction surveys shall be conducted at two- to four-week intervals during the colony active period (April through August) when Crotch bumble bees are most likely to be detected. Nonlethal, photo voucher surveys shall be completed by a biologist who holds a Memorandum of Understanding to capture and handle Crotch bumble bee (if nesting and chilling protocol is to be utilized) or by a CDFW-approved biologist experienced in identifying native bumble bee species (if surveys are restricted to visual surveys that will provide high-resolution photo documentation for species verification). The surveyor shall walk through all areas of suitable habitat focusing on areas with floral resources. Surveys shall be completed at a minimum of one person-hour of searching per three acres of suitable habitat during suitable weather conditions (sustained winds less than 8 mph, mostly sunny to full sun,</p>	<p>City of Ontario and Qualified Biologist</p>	<p>Prior to the start of ground-disturbing activities if the Crotch bumble bee is legally protected under the California ESA as a Candidate or Listed species at the time ground-disturbing activities are scheduled to begin</p>	<p>City of Ontario Planning Department</p>	

## 2. Mitigation Monitoring Requirements

**Table 3 Mitigation Monitoring Requirements**

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>temperatures between 65 and 90°F) at an appropriate time of day for detection (at least an hour after sunrise and at least two hours before sunset, though ideally between 9:00 a.m. and 1:00 p.m.)</p> <p>If Crotch bumble bees are detected, CDFW shall be notified by the designated biologist as further coordination may be required to avoid or mitigate certain impacts. At a minimum, two nesting surveys shall be conducted with focus on detecting active nesting colonies within one week and 24 hours immediately prior to ground disturbing activities that are scheduled to occur during the flight season (February through October). If an active Crotch bumble bee nest is detected, an appropriate no disturbance buffer zone (including foraging resources and flight corridors essential for supporting the colony) shall be established around the nest to reduce the risk of disturbance or accidental take and the designated biologist shall coordinate with CDFW to determine if an Incidental Take Permit under Section 2081 of the California ESA will be required. Nest avoidance buffers may be removed at the completion of the flight season and/or once the qualified biologist deems the nesting colony is no longer active and CDFW has provided concurrence of that determination. If no nests are found but the species is present, a full-time qualified biological monitor shall be present during vegetation or ground-disturbing activities that are scheduled to occur during the queen flight period (February through March), colony active period (March through September), and/or gyne flight period (September through October). Because bumble bees move nest sites each year, two preconstruction nesting surveys shall be required during each subsequent year of construction, regardless of the previous year's findings, whenever vegetation and ground-disturbing activities are scheduled to occur during the flight season if nesting and foraging habitat is still present or has re-established.</p>				
<p><b>BIO-5</b> <b>Bat Management Plan:</b> A Bat Management Plan shall be prepared by a qualified bat biologist no less than one year prior to the commencement of project-related activities (including, but not limited to, structure removal or demolition, tree removal, grading, and</p>	<p>City of Ontario and Qualified Bat Biologist</p>	<p>No less than one year prior to the start of ground- disturbing activities</p>	<p>City of Ontario Planning Department</p>	

## 2. Mitigation Monitoring Requirements

**Table 3 Mitigation Monitoring Requirements**

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>vegetation removal) that shall include specific avoidance and minimization measures to reduce impacts to roosting bats.</p> <p>The project-specific Bat Management Plan may include any of the following as necessary and appropriate: additional habitat assessments of inaccessible areas that would be directly or indirectly impacted during Project activities, emergence and/or acoustic surveys for bats during the maternity season (April 1 through August 31) to assess the potential for bat maternity roosts in the ORSC site and Offsite Improvement Area, and preconstruction surveys for roosting bats including acoustic monitoring. The Bat Management Plan shall also include recommendations to minimize impacts to roosting bats, including the implementation of no-disturbance buffers, tree- and cliff-swallow nest removal protocols, passive exclusion of bats outside of the maternity and hibernation seasons (if impacts are unavoidable), and/or species-specific replacement alternative roosting habitat.</p>				
<p><b>BIO-6 Tree Avoidance and Removal Process.</b> If trees are scheduled to be removed (e.g., relocating/modified (i.e., trimming) that were determined to be suitable for bat roosting, these activities shall be scheduled during one of the seasonal periods of bat activity listed below, and when evening temperatures are not below 45°F and rain is not over 0.5 inch in 24 hours:</p> <ul style="list-style-type: none"> <li>• September 1 to October 31 (preferred): This is after the maternity season but prior to winter torpor.</li> <li>• February 15 to March 31: After winter torpor but prior to the start of the maternity season.</li> </ul> <p>1. If trees with suitable bat roosting habitat are scheduled for removal or relocation outside of the maternity season, tree removal during the time periods and weather parameters described above using the two-step method shall be conducted:</p> <ol style="list-style-type: none"> <li>a. Prior to the two-step method, as much as feasible, vegetation and trees within the area that are not suitable for roosting bats shall be removed first to provide a</li> </ol>	<p>City of Ontario, Qualified Bat Biologist, and Construction Contractor</p>	<p>Prior to ground-disturbing-activities between September 1 and October 31 or February 15 and March 31, if trees are scheduled to be removed</p>	<p>City of Ontario Planning Department</p>	

## 2. Mitigation Monitoring Requirements

**Table 3 Mitigation Monitoring Requirements**

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	<p>disturbance that might reduce the likelihood of bats using the habitat.</p> <p>b. Two-step tree removal shall occur over two consecutive days under the supervision of a qualified bat biologist. On Day 1, small branches and small limbs containing no cavity, crevice or exfoliating bark habitat on habitat trees (or outer fronds in the case of palm trees), as identified by a qualified bat biologist are removed first, using chainsaws only (i.e., no dozers, backhoes). The following day (Day 2), the remainder of the tree is to be felled/removed. (The intention of this method is to disturb the tree with noise and vibration and branch removal on Day 1. This should cause any potentially present day-roosting bats to abandon the roost tree after they emerge for nighttime foraging. Removing the tree quickly the next consecutive day should avoid reoccupation of the tree by bats).</p> <p>2. If tree removal/modification must occur during the maternity season (April 1 to August 31), a qualified bat biologist shall conduct a focused emergence survey(s) of the tree(s) within 48 hours of scheduled work. If a maternity roost is located, whether solitary or colonial, that roost shall remain undisturbed until after the maternity season or until a qualified biological monitor has determined the roost is no longer active.</p>				
BIO-7	<p><b>Delhi Sands Flower-Loving Fly Habitat Suitability Assessment:</b> Prior to the start of ground-disturbing activities (including vegetation removal and fence installation activities), a habitat assessment shall be performed within the ORSC site and Offsite Improvement Area and adjacent areas by a USFWS-permitted biologist with a 10(a)(1)(A) permit to conduct surveys for Delhi sands flower-loving fly and with extensive knowledge of the species. The purpose of the habitat assessment will be to determine the presence of suitable habitat for the species in the ORSC site and Offsite Improvement Area and adjacent areas as well as ascertain the potential for the species to occur on or adjacent to the ORSC site and Offsite Improvement Area. The habitat assessment shall include a site</p>	City of Ontario and USFWS-Permitted Biologist with a 10(a)(1)(A) permit to conduct surveys for Delhi sands flower-loving fly	Prior to ground-disturbing activities	City of Ontario Planning Department	

## 2. Mitigation Monitoring Requirements

**Table 3 Mitigation Monitoring Requirements**

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>walkover, a check of adjacent empty lots for comparison of habitat quality to the ORSC site and Offsite Improvement Area, photographs to document the site conditions, and characterizing the type and quality of the habitats within the ORSC site and Offsite Improvement Area with respect to Delhi sands flower-loving fly.</p> <p>At the conclusion of the habitat assessment, a brief report of findings as well as recommendations on whether focused surveys must be conducted shall be prepared by the USFWS-permitted biologist. The report shall also include any additional project-specific avoidance, minimization, and mitigation measure recommendations for the species. The City shall follow the recommendations identified in the report of findings.</p> <p>If Delhi sands flower-loving fly is present in the ORSC site and Offsite Improvement Area and impacts to the species are unavoidable, then the City must initiate consultation with USFWS under either Section 7 or 10 of the federal ESA. If suitable habitat is identified in the ORSC site and Offsite Improvement Area, then the City of Ontario will continue to carry out the requirements of its MOA with IERCD to mitigate for loss of Delhi Sands flower-loving fly habitat. This MOA outlines the collection of Habitat Mitigation Fees by the City of Ontario that will be managed by a Land Trust for the acquisition, restoration, rehabilitation, and maintenance of lands selected by the Land Trust to have long-term conservation value for species such as Delhi Sands flower-loving fly. Up to 25-percent of the total Mitigation Fee collected may be used for the recovery of the Delhi Sands flower-loving fly.</p>				
<p><b>BIO-8 Preconstruction Survey for Nesting Birds:</b> If construction or other project activities are scheduled to occur during the nesting bird and raptor season (generally February 1 through August 31), a preconstruction nesting bird and raptor survey shall be conducted by a qualified avian biologist to ensure that active bird nests will not be disturbed or destroyed. The survey shall be completed no more than three days prior to initial ground disturbance. The nesting bird survey shall include the ORSC site and Offsite Improvement Area and adjacent areas where Project activities have the potential to affect</p>	<p>City of Ontario and Qualified Avian Biologist</p>	<p>No more than three days prior to ground-disturbing activities</p>	<p>City of Ontario Planning Department</p>	

## 2. Mitigation Monitoring Requirements

**Table 3 Mitigation Monitoring Requirements**

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>active nests, either directly or indirectly, due to construction activity, noise, human activity, or ground disturbance.</p> <p>If an active nest is identified, a qualified avian biologist shall establish an appropriately sized nondisturbance buffer around the nest using flagging or staking. Construction activities shall not occur within any non-disturbance buffer zones until the nest is deemed inactive by the qualified avian biologist. If initial ground-disturbing activities are scheduled during the nesting bird season, then a biological monitor shall be present during all vegetation removal activities to ensure no impacts to nesting birds occur.</p>				
<p><b>BIO-9 Biological Resources Best Management Practices:</b> The construction contractor(s) shall implement the following construction best management practices during ground disturbing activities:</p> <ul style="list-style-type: none"> <li>• To prevent encroachment into areas immediately adjacent to the Cucamonga Creek Flood Control Channel, temporary fencing should be installed along the eastern perimeter of the ORSC site.</li> <li>• Confine all work activities to a predetermined work area.</li> <li>• To prevent inadvertent entrapment of wildlife during the construction phase of the ORSC, all excavated, steep-walled holes or trenches more than two feet deep shall be covered at the close of each working day by plywood or similar materials. If the trenches cannot be closed, one or more escape ramps constructed of earthen fill or wooden planks shall be installed. Before such holes or trenches are filled, they should be thoroughly inspected for trapped animals.</li> <li>• Wildlife are often attracted to burrow- or den-like structures such as pipes and may enter stored pipes and become trapped or injured. To prevent wildlife use of these structures, construction pipes, culverts, or similar structures with a diameter of four inches or greater shall be capped while stored onsite.</li> </ul>	<p>City of Ontario and Construction Contractor</p>	<p>During ground-disturbing activities</p>	<p>City of Ontario Planning Department</p>	

## 2. Mitigation Monitoring Requirements

**Table 3 Mitigation Monitoring Requirements**

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)	
<ul style="list-style-type: none"> <li>Food-related trash items such as wrappers, cans, bottles, and food scraps shall be disposed of in securely closed containers and removed at least once a week from the construction site.</li> <li>Use of rodenticides and herbicides on the ORSC site shall be implemented in a manner that reduces the potential for primary or secondary poisoning of non-target species. This is necessary to prevent poisoning of non-target species, including special-status species, and the depletion of prey populations on which they depend. Use of such compounds shall observe label and other restrictions mandated by the USEPA, California Department of Food and Agriculture, and other state and federal legislation. If rodent control must be conducted, zinc phosphide shall be used because it has a proven lower risk to predatory wildlife.</li> </ul>					
<b>CULTURAL</b>					
CUL-1	<p>Prior to the start of construction, the Project Proponent shall retain a qualified professional archaeologist to monitor all ground-disturbing activities associated with construction of the ORSC site and Offsite Improvement Area. Monitoring is not required for placement of equipment or fill inside excavations that were monitored, above-ground construction activities, or redistribution of soils that were previously monitored (such as the return of stockpiles to use in backfilling). The Monitoring Archaeologist shall meet or work under the direct supervision of someone meeting the Secretary of the Interior's professional qualifications standards for prehistoric and historic archaeology. The archaeologist shall be present at a pre-grading meeting(s), establish procedures for archeological resource monitoring during grading and construction, and establish, in conjunction with the City, procedures to temporarily halt or redirect all work to allow the sampling, identification, and evaluation of all resources as that are encountered by the archaeologist. If archeological features are discovered, the archeologist shall report such findings to the Ontario Planning Director. If the archeological resources are found to be significant, the archeologist shall determine the appropriate actions, in conjunction with the City, that</p>	City of Ontario and Qualified Professional Archaeologist	Prior to start of construction	City of Ontario Planning/Building Department	



## 2. Mitigation Monitoring Requirements

**Table 3 Mitigation Monitoring Requirements**

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	shall be taken for exploration and/or salvage in compliance with CEQA standards.				
<b>ENERGY</b>					
No Mitigation Measures are necessary.					
<b>GEOLOGY AND SOILS</b>					
GS-1	Prior to grading, a Paleontological Resources Mitigation and Monitoring Plan (PRMMP) shall be prepared by a Qualified Paleontologist meeting the standards of Society of Vertebrate Paleontology (2010). The PRMMP shall discuss the laws and regulations for the protection of paleontological resources, the significance of fossils, and protocol to follow in case a discovery is made. The PRMMP shall also outline the duties of paleontological monitoring onsite, including the salvaging and preparation of fossils and the final submission of all paleontological resources to an accredited museum or facility for curation.	City of Ontario and Qualified Paleontologist	Prior to the start of grading	City of Ontario Planning/Building Department	
GS-2	During excavations exceeding depth of approximately 5 to 10 feet below ground surface, a qualified paleontological monitor shall be present during construction activities to spot check the sediments and depths of excavations to determine the geologic units encountered. If paleontological resources are discovered, full-time monitoring shall be required during grading, as identified in the Paleontological Resources Monitoring and Mitigation Plan.	City of Ontario and Qualified Paleontologist Monitor	During construction and grading activities	City of Ontario Planning/Building Department	
GS-3	In the event of any fossil discovery, regardless of depth or geologic formation, construction work shall halt within a 50-foot radius of the find until its significance can be determined by a qualified paleontologist. Significant fossils shall be recovered, prepared to the point of curation, identified by qualified experts, listed in a database to facilitate analysis, and deposited in a designated paleontological curation facility in accordance with the standards of the Society of Vertebrate Paleontology (2010). A regional repository shall be identified by the City Council and a curatorial arrangement shall be signed prior to collection of the fossils.	City of Ontario and Qualified Paleontologist	During construction	City of Ontario Planning/Building Department	

## 2. Mitigation Monitoring Requirements

**Table 3 Mitigation Monitoring Requirements**

Mitigation Measure		Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<b>GREENHOUSE GAS EMISSIONS</b>					
GHG-1	The City of Ontario shall require proposed buildings within the ORSC site to be all electric, with electricity to be the only permanent source of energy for all nonemergency building energy needs, including but not limited to water heating; mechanical equipment; and heating, ventilation, and air conditioning (HVAC) (i.e., space-heating and space cooling). All major appliances (e.g., dishwashers, refrigerators, and water heaters) provided/installed shall be electric-powered EnergyStar certified or an equivalent energy efficiency where applicable. The only exception to this measure shall be limited to commercial cooking uses. Prior to issuance of building permits for development projects, applicants shall provide plans that show the aforementioned requirements to the City of Ontario Planning Department. Prior to issuance of the certificate of occupancy, the City of Ontario Building Department shall verify installation of the electric-powered EnergyStar or equivalent appliances.	City of Ontario and Future Project Applicants	Prior to issuance of the certificate of occupancy for project buildings	City of Ontario Planning/Building Department	
GHG-2	The City of Ontario shall require proposed buildings and parking areas within the ORSC site to include on-site renewable energy generation systems. Proposed buildings shall include photovoltaic (PV) and battery energy storage systems compliant with the Prescriptive Requirements of the California Building Standards Code, Part 6, California Energy Code. Proposed buildings may substitute alternative renewable energy generation technology (e.g., wind) for PV systems; however, that alternative generation technology system shall be sized to provide annual electricity equal to what would be provided by a PV system for that building compliant with the Prescriptive Requirements of the California Building Standards Code, Part 6, California Energy Code. Proposed parking areas shall include a PV system or alternative renewable energy generation system (e.g., wind) to help offset electricity demand generated by electric vehicle charging. Prior to issuance of building permits for development projects, applicants shall provide plans that show the aforementioned requirements to the City of Ontario Planning Department. Prior to issuance of the certificate of occupancy, the City of Ontario Building Department shall verify installation of the PV and	City of Ontario and Future Project Applicants	Prior to issuance of the certificate of occupancy for project buildings	City of Ontario Building/ Planning Department	

## 2. Mitigation Monitoring Requirements

**Table 3 Mitigation Monitoring Requirements**

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	battery energy storage systems or alternative renewable energy generation systems.				
GHG-3	The City of Ontario shall require that the parking lots and parking structure install electric vehicle spaces in compliance with the voluntary Tier 2 standards under Section A5.106.5.3.2 of the Non-residential Voluntary Measures in the 2022 California Green Building Standards Code. All site plans submitted to the City of Ontario Planning Department shall illustrate compliance with Section A5.106.5.3.2.	City of Ontario and Future Project Applicants	Prior to issuance of the certificate of occupancy for project buildings	City of Ontario Planning/Building Department	
GHG-4	<p>The City of Ontario shall require applicants to design and construct buildings in Planning Areas 2, 3, and 4 to achieve a 100-point score with the 2022 Community Climate Action Plan (CCAP), Table 6, "Screening Table for Implementing GHG Performance Standards for Commercial, Office, Medical, Hotel, Industrial, and Retail Development, 2030." Alternatively, the analysis of development projects can be done through emissions calculations to demonstrate equivalent reductions using CalEEMod or a similar tool. Projects that do not use the CCAP Screening Tables to demonstrate consistency with the 2022 CCAP must demonstrate that they will generate annual GHG emissions that do not exceed the following emission screening thresholds from the CCAP:</p> <ol style="list-style-type: none"> <li>1. For residential development completed between 2020 and 2030, the project shall not produce GHG emissions greater than 5.85 MTCO<sub>2</sub>e/dwelling unit.</li> <li>2. For residential development completed after 2030, the project shall not produce GHG emissions greater than 1.53 MTCO<sub>2</sub>e/dwelling unit.</li> <li>3. For nonresidential developments of all types completed between 2020 and 2030, the project shall not produce GHG emissions greater than 8.84 MTCO<sub>2</sub>e/2,500 square feet of conditioned space.</li> <li>4. For nonresidential developments of all types completed after 2030, the project shall not produce GHG emissions greater than 3.61 MTCO<sub>2</sub>e/2,500 square feet of conditioned space.</li> </ol>	City of Ontario and Future Project Applicants	Prior to issuance of the certificate of occupancy for project buildings	City of Ontario Planning Department	

## 2. Mitigation Monitoring Requirements

**Table 3 Mitigation Monitoring Requirements**

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
For projects that include both residential and nonresidential space, the residential and nonresidential components must be assessed separately against their respective applicable thresholds.				

See Mitigation Measures AQ-2, and TRAF-1 and TRAF-2.

### HAZARDS AND HAZARDOUS MATERIALS

HAZ-1	<p>Prior to the issuance of demolition permits or grading permits, whichever is issued first, for individual development projects in the ORSC site, the project applicant/developer shall submit a Phase II Environmental Site Assessment (ESA) to the City of Ontario prepared under the responsible charge of a Professional Geologist or Professional Engineer. The Phase II ESA shall be prepared in accordance with the American Society of Testing and Materials (ASTM) Designation: E1903-19, <i>Standard Practice for Environmental Site Assessments (ESA): Phase II Environmental Site Assessment Process</i> (ASTM, E 1903-19). If the site is found to be impacted with potential contaminants of concern at levels exceeding applicable regulatory thresholds, the project applicant shall remediate all contaminated media, under the oversight and in accordance with state and local agency requirements of the California Department of Toxic Substances Control (DTSC), Regional Water Quality Control Board, Ontario Fire Department and/or County of San Bernardino, as applicable to their oversight jurisdictions. For minor issues the Project Environmental Consultant may self-certify with approval from the City. All contaminated soils and/or material encountered shall be disposed of at a regulated site and in accordance with applicable laws and regulations prior to the completion of grading.</p> <p>Prior to the issuance of building permits, a report documenting the field activities, results, and any additional recommendations shall be provided to the City of Ontario evidencing that all site remediation activities have been completed inclusive of environment oversight agency document of no further action determinations, as applicable.</p>	City of Ontario and Future Project Applicants	Prior to the issuance of grading permits	City of Ontario Planning Department	
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## 2. Mitigation Monitoring Requirements

**Table 3 Mitigation Monitoring Requirements**

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>Additionally, the following specific conditions shall be adhered to:</p> <ul style="list-style-type: none"> <li> <b>Pesticides.</b> Prior to the issuance of a demolition permit for any building or structure or the issuance of a grading permit, whichever is issued first, the construction contractor shall provide proof to the City that there are no pesticides on the site that exceed Environmental Protection Agency Regional Screening Levels (EPA RSLs) or Water Board Environmental Screening Levels (ESLs), whichever is more stringent. If on-site pesticides exceed the applicable screening levels, measures shall be taken in compliance with all applicable local, State and federal regulations to either remediate the pesticides on-site, or remove and properly dispose of the pesticides and proof shall be provided to the City of their safe remediation or removal as permitted by law along with agency oversight documentation of no further action determination by DTSC.         </li> <li> <b>Methane.</b> The construction contractor shall submit a subsurface methane soil gas report to the City Building Department, in general accordance with their methane ordinance, to screen for the presence of elevated levels of methane gas prior to installation of building foundations. The recommendations in the subsurface methane soil gas report to remove or remediate any soils with methane gas levels that exceed accepted regulatory levels shall be implemented in accordance with all applicable laws and regulations as determined by the City Building Department.         </li> <li> <b>Stained Soil – Pietersma Family Trust.</b> Prior to the issuance of a demolition permit for any building or structure or the issuance of a grading permit, whichever is issued first, shallow soils impacted with Diesel Range Total Petroleum Hydrocarbons (TPH-d) in excess of commercial and residential screening levels adjacent to the aboveground storage tanks in the hazardous materials storage area of the Pietersma Family Trust (parcels 0218-101-01, 0218-101-02, 0218-101-07, 0218-101-08, 0218-102-10, and 0218-102-11) shall be removed and disposed of in accordance with current regulations. Confirmation sampling shall be         </li> </ul>				

## 2. Mitigation Monitoring Requirements

**Table 3 Mitigation Monitoring Requirements**

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>conducted as required by current regulations after removal to verify that the impacted soil has been adequately removed from the site or treated <i>insitu</i> (in place) as deemed appropriate by the Project Environmental Consultant at the discretion of the City. If during grading activities hydrocarbon (TPH) stained soil areas are discovered, grading within the area shall be temporarily halted and redirected around the area until the appropriate evaluation and follow-up measures are implemented. TPH stained soil shall be removed and transported off-site at a State approved disposal site under the observation of the Project Environmental Consultant and confirmation samples collected from the sidewalls and bottom of each excavation area. The confirmation samples shall be transported to a state certified laboratory and analyzed for TPH in accordance with EPA Methods 8015M and 8015B, to ensure that TPH stained soil has been adequately removed from the site. Based on the laboratory results and at the discretion of the City, the San Bernardino County Fire Department, the Project Environmental Consultant, or the City shall determine when the area of the site is suitable for grading activities to resume.</p> <ul style="list-style-type: none"> <li>• <b>Underground Storage Tanks (UST) – 15 Dairy LLC.</b> Prior to the issuance of a demolition permit for any building or structure or the issuance of a grading permit, whichever is issued first, subsurface sampling shall be performed in the vicinity of the structures in the northern portion of the 15 Dairy LLC (parcels 0218-111-08, 0218-111-11, 0218-111-12, 0218-111-49, and 0218-111-50) where hazardous materials were likely stored according to historical inspection reports. A geophysical survey should be completed to determine whether any Underground Storage Tanks (USTs) are present at the property. Exploratory trenching is required to address and identify anomalies prior to soil sampling. Should USTs be discovered, subsurface sampling in the vicinity of the UST(s) is recommended to assess for any potential releases that have impacted subsurface soils. All contaminated soils and/or material encountered shall be disposed of at a regulated site and in accordance with applicable laws and regulations prior to the</li> </ul>				

## 2. Mitigation Monitoring Requirements

**Table 3 Mitigation Monitoring Requirements**

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)	
<p>completion of grading. The San Bernardino County Fire Department shall be the lead environmental oversight agency for UST removal activities.</p> <ul style="list-style-type: none"> <li>• <b>Soil Vapor Testing – JCLIN Investment, LP.</b> Soil vapor sampling in the northern portion of JCLIN Investment, LP (parcels 0218-101-03, 0218-101-04, 0218-101-05, and 0218-101-06) shall be conducted to evaluate whether historical possible drycleaning activities off-site have impacted the subsurface soil vapor beneath the property. The San Bernardino County Fire Department or Department of Toxic Substances Control shall be the lead agency.</li> </ul>					
See Mitigation Measures TRAF-2 and TRAF-3					
<b>HYDROLOGY AND WATER QUALITY</b>					
No Mitigation Measures are applicable.					
<b>LAND USE AND PLANNING</b>					
No Mitigation Measures are necessary.					
<b>MINERAL RESOURCES</b>					
No Mitigation Measures are necessary.					
<b>NOISE</b>					
N-1	<p>The construction contractor shall implement the following measures during construction activities on the ORSC site and Offsite Improvement Area. These measures shall be identified on demolition, grading, and/or building permits.</p> <ul style="list-style-type: none"> <li>• Prior to construction activities that warrant nighttime construction (e.g., infrastructure work, concrete pours, etc.), the construction contractor shall install noise pathway controls, including noise barriers and enclosures free from gaps and holes, which shall be placed as close as possible to construction areas. The temporary noise barrier shall be a sufficient height to block the direct line-of-sight between the on-site construction areas and off-site noise sensitive receptors and shall be a minimum of 6 feet tall and shall</li> </ul>	City of Ontario's Construction Contractor	During construction activities	City of Ontario Planning/Building Department	

## 2. Mitigation Monitoring Requirements

**Table 3 Mitigation Monitoring Requirements**

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>be constructed out of wood or other materials with a minimum surface weight of approximately 2.5 pounds per square foot.</p> <ul style="list-style-type: none"> <li>• Construction equipment operating on a site shall be equipped with the appropriate manufacturer's noise reduction devices, including but not limited to a manufacturer's muffler (or equivalently rated material) that is free of rust, holes, and exhaust leaks.</li> <li>• Noise from construction devices with internal combustion engines shall be mitigated by ensuring that the engine's housing doors are kept closed, and by using noise-insulating material mounted on the engine housing that does not interfere with the manufacturer's guidelines for engine operation or exhaust.</li> <li>• Portable compressors, generators, pumps, and other such devices shall be covered with noise-insulating fabric to the maximum extent possible that does not interfere with the manufacturer's guidelines for engine operation or exhaust, and shall further reduce noise by operating the device at lower engine speeds during the work to the maximum extent possible.</li> <li>• Idling on-site of heavy-duty diesel vehicles with Gross Vehicle Weight Rating of 10,000 pounds shall be limited to no longer than five minutes while parking, standing, or stopping, as per 13 California Code of Regulations Section 2485, Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling.</li> <li>• Quieter back-up alarms on construction equipment shall be used whenever feasible.</li> <li>• Construction vehicles shall be strategically positioned to minimize operation near receptors and avoiding tailgate slamming to the extent possible.</li> </ul>				



## 2. Mitigation Monitoring Requirements

**Table 3 Mitigation Monitoring Requirements**

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
N-2	<b>HVAC Equipment, Planning Area 6 Indoor Athletic Facility Building.</b> An acoustics study shall be provided to the City of Ontario prior to building permit issuance for the indoor athletic facility in Planning Area 6 that documents compliance with the overnight noise levels in the City’s municipal code (45 dBA at single-family residences from 10:00 pm to 7:00 am). HVAC equipment for the indoor athletic facility shall be designed and/or placed to yield a sound level less than 58 dBA at 50 feet. Noise associated with operation of heating and cooling equipment shall be minimized by the design and strategic placement of equipment.	City of Ontario	Prior to building permit issuance for the indoor athletic facility in Planning Area	City of Ontario Building Department	
N-3	<b>HVAC Equipment, Planning Areas 2, 3, 4, and 7 Buildings.</b> An acoustics study shall be provided to the City of Ontario prior to building permit issuance for new structures with HVAC systems in Planning Areas 2, 3, 4, and 7 that documents compliance with the overnight noise levels in the City’s municipal code (45 dBA at single-family residences from 10:00 pm to 7:00 am). HVAC equipment for the indoor athletic facility shall be designed and/or placed to yield a sound level less than 65 dBA at 50 feet to ensure compliance would result in a noise level of approximately 44 dBA at residential land uses to the east along Plymouth Avenue. Noise associated with operation of heating and cooling equipment shall be minimized by the design and strategic placement of equipment.	City of Ontario and Future Project Applicants	Prior to building permit issuance for new structures with HVAC systems in Planning Areas 2, 3, 4, and 7	City of Ontario Planning/Building Department	

**POPULATION AND HOUSING**

No Mitigation Measures are necessary.

**PUBLIC SERVICES**

No Mitigation Measures are necessary.

**RECREATION**

No Mitigation Measures are necessary.

**TRANSPORTATION**

## 2. Mitigation Monitoring Requirements

**Table 3 Mitigation Monitoring Requirements**

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
TRAF-1a	<p><b>Commercial/Hospitality TDM Measures.</b> Applicants for commercial and hotel development in Planning Areas 2, 3, and 4 shall prepare Transportation Demand Management (TDM) measures analyzed under a VMT-reduction methodology consistent with the California Air Pollution Control Officers Association’s (CAPCOA) Final Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity (2021) and approved by the City of Ontario. Measures shall include but are not limited to:</p> <ul style="list-style-type: none"> <li>• Implement a voluntary commute trip reduction program for employees.</li> <li>• Implement an employee parking cash-out program for employees.</li> <li>• Collaborate with the City to support transit service expansion.</li> <li>• Comply with requirements detailed in the Parking Management Plan, including providing parking validation for retail and hospitality visitors.</li> </ul>	City of Ontario and Future Project Applicants	Prior to issuance of building permits	City of Ontario Planning Department	
TRAF-1b	<p><b>Stadium TDM Measures.</b> The Minor League Baseball stadium operator shall prepare Transportation Demand Management (TDM) measures analyzed under a VMT-reduction methodology consistent with the California Air Pollution Control Officers Association’s (CAPCOA) Final Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity (2021) and approved by the City of Ontario. The Baseball Stadium Operator shall implement the following measures at the stadium as part of the TDM plan:</p> <ul style="list-style-type: none"> <li>• Implement a voluntary commute trip reduction program for stadium employees.</li> <li>• Implement an employee parking cash-out program for stadium employees.</li> </ul>	Minor League Baseball Stadium Operator and City of Ontario	Prior to issuance of occupancy permits	City of Ontario Planning Department and Engineering Department	

## 2. Mitigation Monitoring Requirements

**Table 3 Mitigation Monitoring Requirements**

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	<ul style="list-style-type: none"> <li>• Implement paid public parking for visitors during stadium events. Cost structure, enforcement, and implementation will be detailed in the Parking Management Plan.</li> <li>• Incentivize carpooling by providing a discounted parking rate for vehicles with five or more occupants.</li> <li>• Collaborate with the City to support transit service expansion and support efforts to lower transit fares for stadium attendees.</li> </ul>				
TRAF-1c	<p><b>City TDM Measures.</b> The City shall prepare Transportation Demand Management (TDM) analyzed under a VMT-reduction methodology consistent with the California Air Pollution Control Officers Association’s (CAPCOA) Final Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity (2021). The City shall implement the following measures for city-owned land uses within the Ontario Regional Sports Complex as part of the TDM plan:</p> <ul style="list-style-type: none"> <li>• Implement a voluntary commute trip reduction program for recreation employees.</li> <li>• Implement paid public parking for visitors during soccer, baseball, softball, basketball, and volleyball games and tournaments. Cost structure, enforcement, and implementation will be detailed in the Parking Management Plan.</li> <li>• Incentivize carpooling by providing a discounted parking rate for vehicles with five or more occupants.</li> <li>• Incentivize vanpooling to and from sports games and tournaments by implementing a vanpooling program for recreational sports attendees that provides affordable van rentals for visiting sports teams.</li> <li>• Collaborate with Omnitrans to increase transit service in the project area and reduce transit fares for stadium attendees.</li> </ul>	City of Ontario	Prior to issuance of occupancy permits and during operation	City of Ontario Planning Department and Engineering Department	

## 2. Mitigation Monitoring Requirements

**Table 3 Mitigation Monitoring Requirements**

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
TRAF-2	<p>The City of Ontario shall prepare and implement a Parking and Event Traffic Management Plan (TMP) for events at the stadium and City athletic facilities prior to opening day of the stadium. The TMP shall outline operational strategies to optimize access to and from the stadium and sports fields within the constraints inherent to a large public event.</p> <p>The TMP shall have the following high-level objectives.</p> <ul style="list-style-type: none"> <li>• Minimize single-occupancy auto mode share and reduce vehicle trips and parking demand generated by the project to the maximum extent practicable.</li> <li>• Facilitate and promote safe use of nonautomobile transportation by people attending and supporting games and other events as well as other uses on-site.</li> <li>• Facilitate a high-quality walking experience to the stadium from adjacent hospitality land uses in PAs 2, 3, and 4 by identifying key walking routes and major street crossing locations, so that wayfinding, infrastructure improvements, and/or personnel (e.g., traffic control officers, parking control officers, or other personnel acceptable to the City) can be placed at critical points to manage the interaction of pedestrians and vehicles during medium and large events.</li> <li>• Maximize safety for all transportation users at key locations in and around the ORSC site during event ingress and egress.</li> <li>• Minimize conflicts between ridesharing (i.e., Lyft, Uber), taxi operations, and walking and biking near the ORSC site.</li> <li>• Facilitate the safe and efficient flow of vehicle traffic into and out of the site and the adjacent neighborhoods during event conditions.</li> <li>• Minimize event-related vehicular, bicycle, and pedestrian impacts to surrounding residential and commercial areas.</li> </ul>	City of Ontario	Prior to issuance of an occupancy permit for the Stadium and during operation	City of Ontario Planning Department, Engineering Department, and Police	

## 2. Mitigation Monitoring Requirements

**Table 3 Mitigation Monitoring Requirements**

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<ul style="list-style-type: none"> <li>• Minimize impacts to through traffic on adjacent arterial streets by separating project traffic to the extent possible.</li> </ul> <p>The TMP shall include the following:</p> <ul style="list-style-type: none"> <li>• The TMP shall illustrate the recommended event management strategies, including traffic control plans pre- and post-event.</li> <li>• The TMP shall require parking control officers or other personnel acceptable to the City to manage pedestrian flows to and from the facilities and directing pedestrians to the primary corridors serving the ORSC site.</li> <li>• Event-day measures shall typically begin two hours prior to the event's start time until the start of the event and then again prior to the event's conclusion until typically one to two hours after the end of the event, depending on how long it takes for all attendees to exit the stadium and sport fields.</li> <li>• The TMP is intended to be a living document and would be amended periodically by the City and stadium.</li> <li>• Permanent and/or temporary signs shall be installed on Vineyard Avenue, Riverside Drive, and Chino Avenue to direct event traffic.</li> <li>• The TMP shall address daily parking management in the ORSC site, with additional details for parking management on event days with multiple events.</li> <li>• The City shall establish an operational oversight group made up of the transportation agencies and third party operator(s) that could be impacted by events as well as representation from local businesses and neighborhoods.</li> <li>• The TMP shall identify:             <ul style="list-style-type: none"> <li>– Queuing lanes for vehicles waiting to enter the parking garages.</li> <li>– Dedicated rideshare/passenger pick-up and drop-off locations.</li> </ul> </li> </ul>				

## 2. Mitigation Monitoring Requirements

**Table 3 Mitigation Monitoring Requirements**

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	<ul style="list-style-type: none"> <li>- Fixed overhead signage and temporary signage/traffic control devices.</li> <li>- A dedicated emergency lane.</li> <li>- Internal roadways and access driveways that may be closed to facilitate pedestrian movement and consolidate access.</li> <li>- Dedicated pedestrian routes that do not impede vehicle traffic.</li> <li>- Strategies to implement depending on the scale of the event (e.g., differences between weekday game operation and weekend tournament).</li> </ul>				
TRAF-3	<p>Prior to issuance of grading permits, the construction contractor shall prepare and submit a construction management plan. The construction management plan shall be approved by the City of Ontario Public Works Department. The construction management plan shall identify construction hours, truck routes, travel patterns for haul routes, staging and parking areas, staggered worker arrival times, and safety procedures for pedestrians and cyclists. The construction management plan shall prohibit the use of heavy construction vehicles during peak hours. The plan shall also require the construction contractor to implement the following measures during construction activities, which shall be discussed at the pre-grading conference/meeting:</p> <ul style="list-style-type: none"> <li>• Minimize obstruction of through-traffic lanes and provide temporary traffic controls, such as a flag person, during all roadway improvement activities to maintain adequate access for emergency vehicles and personnel.</li> <li>• Develop a traffic plan to minimize interference for emergency vehicles and personnel from demolition and construction activities (e.g., advanced public notice of demolition and construction activities).</li> </ul>	City of Ontario's Construction Contractor and Public Works	Prior to issuance of grading permits	City of Ontario Planning Department and Public Works	

## 2. Mitigation Monitoring Requirements

**Table 3 Mitigation Monitoring Requirements**

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<b>TRIBAL CULTURAL RESOURCES</b>				
<p>TRC-1 <b>Tribal Cultural Resources Monitoring.</b> The project archaeologist, in consultation with interested tribes and the City of Ontario, shall develop an archaeological monitoring plan (AMP) to address the details, timing, and responsibility of archaeological and cultural activities that will occur on the ORSC site and Offsite Improvement Area. Details in the AMP shall include:</p> <ol style="list-style-type: none"> <li>1. Project-related ground disturbance (including, but not limited to, brush clearing, grading, trenching, etc.) and development scheduling;</li> <li>2. The development of a rotating or simultaneous schedule in coordination with the developer and the project archeologist for designated Native American Tribal Monitors from the consulting tribes during grading, excavation, and ground-disturbing activities on the site: including the scheduling, safety requirements, duties, scope of work, and Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with all project archaeologists. Tribes shall coordinate as to Tribal Monitoring concurrent with development;</li> <li>3. The protocols and stipulations that the City, Tribes, and project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.</li> </ol> <p>At least 30 days prior to application for a grading permit and before any brush clearance, grading, excavation, and/or ground-disturbing activities on the site, the developer shall retain a tribal cultural monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources.</p> <p>Pursuant to the AMP, a tribal monitor from the consulting tribes shall be present during the initial grading activities. If tribal resources are found during grubbing activities, the tribal monitoring shall be present during site grading activities.</p>	<p>City of Ontario Planning Department in coordination with Project Archeologist and Interested Tribes</p>	<p>Prior to and during construction</p>	<p>City of Ontario Planning Department</p>	

## 2. Mitigation Monitoring Requirements

**Table 3 Mitigation Monitoring Requirements**

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
TRC-2	<p><b>Treatment and Disposition of Cultural Resources.</b> In the event that Native American cultural resources are inadvertently discovered during the course of any ground-disturbing activities, including but not limited to brush clearance, grading, trenching, etc., at the ORSC site or Offsite Improvement Area, the following procedures will be carried out for treatment and disposition of the discoveries:</p> <ol style="list-style-type: none"> <li>1. Temporary Curation and Storage: During the course of construction, all discovered resources shall be temporarily curated in a secure location on-site or at the offices of the project archaeologist. The removal of any artifacts from the ORSC site and Offsite Improvement Area will need to be thoroughly inventoried with tribal monitor oversight of the process;</li> <li>2. Treatment and Final Disposition: The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and nonhuman remains as part of the required mitigation for impacts to cultural resources. The City shall relinquish the artifacts through one or more of the following methods:               <ol style="list-style-type: none"> <li>a. Accommodate the process for on-site reburial of the discovered items with the consulting Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloging, basic analysis, other analyses as recommended by the project archaeologist and approved by consulting tribes, and basic recordation have been completed; all documentation should be at a level of standard professional practice to allow the writing of a report of professional quality;</li> <li>b. A curation agreement with an appropriate qualified repository in San Bernardino County that meets federal standards per 36 CFR Part 79, and therefore the resource would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility in San Bernardino County, to</li> </ol> </li> </ol>	Ontario's Construction Contractor in coordination with Project Archeologist and Interested Tribes	During construction	City of Ontario Planning Department/Building Department	



## 2. Mitigation Monitoring Requirements

**Table 3 Mitigation Monitoring Requirements**

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	<p>be accompanied by payment of the fees necessary for permanent curation;</p> <p>c. For purposes of conflict resolution, if more than one Native American tribe or band is involved with the project and cannot come to an agreement as to the disposition of cultural materials, materials shall be curated at the San Bernardino County Museum by default;</p> <p>d. At the completion of grading, excavation, and ground-disturbing activities on the site, a Phase IV Monitoring Report shall be submitted to the City documenting monitoring activities conducted by the project archaeologist and Native Tribal Monitors within 60 days of completion of grading. This report shall document the impacts to the known resources on the property; describe how each mitigation measure was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pregrade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from the archaeologist. All reports produced will be submitted to the City, County Museum, and consulting tribes.</p>				
TCR-3	<p><b>Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects.</b> 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.</p> <p>a) If Native American human remains and/or grave goods are discovered or recognized on the ORSC site, then Public Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed.</p> <p>b) Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).</p>	City of Ontario's Construction Contractor in coordination with Interested Tribes	During construction	City of Ontario Planning Department	

## 2. Mitigation Monitoring Requirements

**Table 3 Mitigation Monitoring Requirements**

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
c) Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods. d) Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.				
<b>UTILITIES AND SERVICE SYSTEMS</b>				
No Mitigation Measures are necessary.				
<b>WILDFIRE</b>				
See Mitigation Measures TRAF-2 and TRAF-3.				

## 3. Report Preparation

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### 3.1 LIST OF PREPARERS

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### 3. Report Preparation

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