

Attachment A

Mitigation Monitoring and Reporting Program

Ontario Ranch Business Park Specific Plan Amendment

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 Ontario Ranch Business Park Specific Plan Amendment (Project), as set forth in the Final Subsequent 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 Subsequent 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 implementing and monitoring agencies.

SECTION 5: DEFINITIONS

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

<i>Acronyms/Abbreviation</i>	<i>Description</i>
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)
AGRICULTURE AND FORESTRY				
<p>MM AG-1: Deed disclosure – In order to reduce conflicts issued between sensitive receptors and agricultural uses, all property owners in the Ontario Ranch Business Park Specific Plan Amendment 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	
AIR QUALITY				
<p>MM AQ-1: 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. Plans shall 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>MM AQ-2: Only electric-powered off-road equipment (e.g., yard trucks/hostlers, forklifts, indoor material handling equipment, etc.) shall be utilized onsite 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 operations. This verification document shall be signed by authorized agents for the Project developer/facility owner and tenant/business</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>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>If emergency generators are proposed, the Project applicant shall explore non-diesel options. If non-diesel generators are determined to not be feasible, the Project applicant shall provide written justification for the use of diesel-powered emergency generators to be approved by the City’s Building Department. Feasibility of non-diesel generators would be explored on the basis of fire and life safety purposes, relative cost and availability of non-diesel generators, as well as whether or not the non-diesel generator has the capacity to supply the required level of power for the required uses.</p>				
<p>MM AQ-3: 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"> • Provide a transportation information center and on-site TDM coordinator to educate residents, employers, employees, and visitors of surrounding transportation options; • Promote bicycling and walking through design features such as showers for employees, self-service bicycle repair area, etc. around the Project site; • 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; • Promote and support carpool/vanpool/rideshare use through parking incentives and administrative support, such as ride-matching service; and 	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)
<ul style="list-style-type: none"> Incorporate incentives for using alternative travel modes, such as preferential load/unload areas or convenient designated parking spaces for carpool/vanpool users. 				
<p>MM AQ-4: 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"> 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. The buildings’ electrical room shall be sufficiently sized to hold additional panels that may be needed in the future to supply power to trailers with transport refrigeration units (TRUs) during the loading/unloading of refrigerated goods. Conduit should be installed from the electrical room to the loading docks determined by the Project Applicant during construction document plan check as the logical location(s) to receive trailers with TRUs. 	City of Ontario Planning Department	Prior to the issuance of a building permit	City of Ontario Planning Department	
<p>MM AQ-5: Prior to the issuance of occupancy permits, the Planning Department shall confirm that tenant lease agreements include contractual language that requires all Transport Refrigeration Units (TRUs) entering the Project site be plug-in capable. Electrical hookups shall be provided as part of the tenant improvements for any tenant that requires cold storage. The electrical hookups shall be provided at loading bays for truckers to plug in any onboard auxiliary equipment and power refrigeration units while their truck is stopped.</p>	City of Ontario Planning Department	Prior to the issuance of occupancy permits	City of Ontario Planning Department	
<p>MM AQ-6: 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"> Truck drivers shall turn off engines when not in use 				

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<ul style="list-style-type: none"> 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. Telephone numbers of the building facilities manager and CARB to report violations. Truck travel is restricted to identified truck routes only <p>In addition, signage shall be installed to direct trucks to the appropriate designated truck routes</p>				
<p>MM AQ-7: 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 issuance of grading permits	City of Ontario Planning Department	
BIOLOGICAL RESOURCES				
<p>MM BIO-1: Prior to the issuance of permits for any construction activity, the Project Applicant shall demonstrate compliance with the MBTA to the satisfaction of the City of Ontario that either of the following has been accomplished:</p> <ul style="list-style-type: none"> Conduct grading activities and vegetation removal outside of the nesting season (February 1 to August 31) to avoid impacts to nesting birds, including raptors. If vegetation removal will occur during the bird nesting season, between February 1 and August 31, pre-construction nesting bird surveys shall be performed within three days prior to any 	Project Applicant 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>disturbance of the site, including disking, demolition activities, and grading. If active nests are found, they shall be flagged and the biologist shall establish suitable buffers around the nest (generally a minimum of 200 feet up to 500 feet for raptors and a minimum of 50 feet up to 300 feet for passerine species, with specific buffer widths to be determined by a qualified biologist). The buffer areas shall be avoided until the nests are no longer occupied and the juvenile birds can survive independently from the nests.</p>				
<p>MM BIO-2: The Project Applicant shall conduct surveys for tricolored blackbird across all suitable breeding and foraging habitat with the Project site. If tricolored blackbirds are identified, the Project Proponent shall avoid all occupied habitat on-site. If on-site avoidance is infeasible, the Project Proponent shall apply for an incidental take permit (ITP) with California Department of Fish and Wildlife (CDFW) and shall mitigate for the loss of all habitat through the acquisition, conservation, and management of in-kind habitat at a minimum 3:1 ratio, or as approved by the final ITP. Habitat shall be conserved in perpetuity via conveyance of a conservation easement to a CDFW-approved conservation entity and a management fund (endowment) shall be established by the Project Proponent consisting of an interest-bearing account with the amount of capital necessary to generate sufficient interest and/or income to fund all monitoring, management, and protection of the conservation area(s), including but not limited to, reasonable administrative overhead, biological monitoring, invasive species and trash removal, fencing and signage replacement and repair, law enforcement measures, long-term management reporting, and other actions designed to maintain and improve the habitat of the conserved land(s), in perpetuity. A Property Analysis Record, or substantially equivalent analysis, shall be conducted to determine the management needs and costs described above, which then will be used to calculate the capital needed for the management of the fund. Except for uses appropriate to a habitat conservation area, the public shall not have access to the mitigation area(s), and no activities shall be permitted within the site, except maintenance of habitat, including the removal of nonnative plant species, trash, and debris, and the installation of native plant materials.</p>	<p>Project Applicant</p>	<p>Prior to ground disturbing activities</p>	<p>CDFW</p>	

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<p>MM BIO-3: 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 and vegetation removal to determine whether the project footprint and a 300-foot buffer supports a nursery or roost, and by which species. This survey 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 finds a total of a single roosting individual of a special-status bat species or 25 or more individuals of non-special-status bat species with potential to be present in the study area (i.e., western Mastiff bat, big free-tailed bat, pallid bat, western red bat, and western yellow 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 devices/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>	
<p>MM BIO-4: Prior to issuance of a demolition or grading permit for any ground disturbing activity, a qualified biologist shall conduct surveys for BUOW across all suitable breeding, wintering, and foraging habitat with the Project site, within 14 days prior to initiating ground disturbance activities. If burrowing owls are identified, the Project Proponent shall either avoid all impacts on-site or conserve non-impacted occupied habitat on-site and/or conserve occupied burrowing owl habitat off-site at a minimum total 2:1 ratio of conserved to impacted habitat. Coordination with the CDFW shall occur to mitigate for the loss of habitat through the acquisition, conservation, and management of in-kind habitat. Lands conserved shall include 1) sufficiently large acreage with fossorial mammals present; 2) permanent protection through a conservation easement for the purpose of conserving burrowing owl habitat and prohibiting activities incompatible with burrowing owl use; 3) development and implementation of a mitigation land management plan to address long-term ecological sustainability and maintenance of</p>	<p>Qualified Biologist Project Proponent</p>	<p>Prior to issuance of a demolition or grading permit for any ground disturbing activity</p>	<p>CDFW</p>	

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the site for burrowing owls; and 4) funding for the maintenance and management of mitigation land through the establishment of a long-term funding mechanism such as an endowment.				
CULTURAL RESOURCES				
MM CUL-1: Prior to the issuance of any grading permits for the Project site, a Cultural Awareness Training Program shall be provided to all construction managers and construction personnel prior to commencing any ground disturbance work at the Project sites. 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.	Project Applicant Qualified Archaeologist	Prior to the issuance of any grading permits	City of Ontario Planning Department	
GEOLOGY AND SOILS				
MM GEO-1: A shrinkage study will be performed involving several excavated test-pits where in-place densities are determined using in-situ testing methods instead of laboratory density testing on small-diameter samples. Special care will be taken to properly moisture condition and maintain 2 to 4 percent above the optimum moisture content within all subgrade soils as well as newly placed fill soils. Additional expansion index testing will be performed at the time of the design-level geotechnical investigation. Protection (protective coating, metal plating, corrosive inhibitors, etc.) for embedded metal improvements will be installed and additional chloride content testing will be performed on soils.	Project Applicant	Prior to the start of construction	City of Ontario Building Department	
MM GEO-2: All manure and any organic topsoil will be removed during initial site stripping and that additional organic testing will be conducted during the design-level geotechnical investigation. Prior to grading, grubbing, and segregating of the manure in the cattle pens and the highly organic soils in the planted areas will be done. These soils will be removed from the site or reutilized in nonstructural areas, such as landscape planters. Any additional organic materials encountered in buried fills will also be segregated during grading and reutilized in nonstructural areas,	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)
such as landscape planters. Any additional organic materials encountered in buried fills will also be segregated during grading.				
MM GEO-3: Additional soluble sulfate testing would be conducted during the design-level geotechnical investigation and at the completion of rough grading to verify the soluble sulfate concentrations of the soils.	Project Applicant	At the completion of rough grading	City of Ontario Building Department	
MM GEO-4: The remedial grading would be performed to remove the existing undocumented fill soils as well as a portion of the near-surface native alluvium and replace these materials as compacted structural fill. The over excavation would extend to a sufficient depth so that the native soils that will remain in place below the recommended depth of over excavation will not be subject to significant load increases from the foundations of the new structures.	Project Applicant	Prior to grading	City of Ontario Building Department	
<p>MM GEO-5: Periodic paleontological spot checks would be conducted when excavation exceeds depths of 10 feet below the surface to determine if older, paleontologically-sensitive sediments are present. If present, full-time 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"> • 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 undisturbed native sediments below 10 feet in depth. The monitor will have the ability to redirect construction activities to ensure avoidance of adverse impacts to paleontological resources. • 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. • Any potentially significant fossils observed shall be collected and recorded in conjunction with best management practices and Society of Vertebrate Paleontology professional standards. 	Project Applicant Qualified Paleontological Monitor	Prior to the start of construction	City of Ontario Planning Department	

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<ul style="list-style-type: none"> Any fossils recovered during mitigation shall be deposited in an accredited and permanent scientific institution for the benefit of current and future generations. 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. 				
GREENHOUSE GAS				
<p>MM GHG-1: The Project shall install solar photovoltaic (PV) panels or other source of renewable energy generation on-site, or otherwise acquire energy from the local utility that has been generated by renewable sources, that would provide 100 percent of the expected building load. The buildings shall include an electrical system and other infrastructure sufficiently sized to accommodate the PV arrays. The electrical system and infrastructure must be clearly labeled with noticeable and permanent signage.</p>	Project Applicant	Prior to the issuance of occupancy permits	City of Ontario Planning Department	
<p>MM GHG-2: Prior to the issuance of a building permit, the Project Applicant or successor in interest shall provide documentation to the City of Ontario demonstrating that the Project is designed to meet or exceed CALGreen Code Tier 2 standards in effect at the time of building permit application.</p>	Project Applicant	Prior to the issuance of a building permit	City of Ontario Planning Department	
<p>MM GHG-3: All project development proposals 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.</p>	Project Applicant	Prior to the issuance of occupancy permits	City of Ontario Planning Department	
HAZARDS AND HAZARDOUS MATERIALS				
<p>MM HAZ-1: Prior to the issuance of grading permits, the Project applicant shall conduct further 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-</p>	Project Applicant	Prior to the issuance of grading permits	City of Ontario Building Department	

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>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>				
<p>MM HAZ-2: 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 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>	<p>Project Applicant</p>	<p>Following drainage of the on-site ponds</p>	<p>City of Ontario Planning Department</p>	
<p>MM HAZ-3: Soil Management Plan. 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"> • 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 	<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>Waste Regulations to a landfill permitted by the State to accept hazardous materials.</p> <ul style="list-style-type: none"> 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. 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. 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 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 				

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<p>storage/treatment facility to prevent contaminated soils from becoming airborne or otherwise released into the environment.</p> <ul style="list-style-type: none"> All SMP measures shall be printed on the construction documents, contracts, and project plans prior to issuance of grading permits. 				
<p>MM HAZ-4: Construction period testing: 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 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.</p> <p>The CRMP shall:</p> <ul style="list-style-type: none"> Provide procedures for evaluating, handling, storing, testing, and disposing of soil and groundwater during Project excavation and dewatering activities, respectively. 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. 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 	<p>Project Applicant</p>	<p>Prior to the issuance of construction and demolition permits</p>	<p>San Bernardino County Department of Risk Management</p>	

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>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.</p> <ul style="list-style-type: none"> 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. 				
<p>MM HAZ-5: 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 January 10, 2020, 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 construction activities	City of Ontario Building Department	
<p>MM HAZ-6: Prior to the issuance of a demolition permit for any buildings or structures on-site, the Project applicant shall conduct a comprehensive ACM survey to identify the locations and quantities of ACM 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, if encountered, in accordance with the South Coast Air Quality Management District’s Rule 1403.</p>	Project Applicant	Prior to the issuance of a demolition permit	City of Ontario Building Department	

NOISE

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
MM NOI-1: Heavy construction equipment will not remain stationary for more than fifteen minutes while operating within 500 feet of a sensitive receptor.	Project Applicant	Prior to construction activities	City of Ontario Planning Department	
MM NOI-2: Stationary construction equipment will not be placed within 500 feet of a sensitive receptor and will be oriented away from receptors.	Project Applicant	Prior to construction activities	City of Ontario Planning Department	
TRIBAL CULTURAL RESOURCES				
<p>MM TCR-1: Prior to the commencement of any ground-disturbing activity at the project site, the project applicant shall retain a Native American Monitor approved by the Gabrieleno Band of Mission Indians-Kizh Nation – the tribe that consulted on this Project pursuant to Assembly Bill (AB) 52 (the “Tribe” or the “Consulting Tribe”). A copy of the executed contract shall be submitted to the City of Ontario Planning and Building Departments prior to the issuance of any permit necessary to commence a ground-disturbing activity. The Tribal monitor will only be present on-site during the construction phases that involve ground-disturbing activities. Ground-disturbing activities are defined by the Tribe as activities that may include, but are not limited to, pavement removal, potholing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching within the project area. The Tribal Monitor will complete daily monitoring logs that will provide descriptions of the day’s activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when all ground-disturbing activities on the Project Site are completed, or when the Tribal Representatives and Tribal Monitor have indicated that all upcoming ground-disturbing activities at the Project Site have little to no potential for impacting Tribal Cultural Resources.</p> <p>Upon discovery of any Tribal Cultural Resources, construction activities shall cease in the immediate vicinity of the find (not less than the surrounding 100 feet) until the find can be assessed. All Tribal Cultural Resources unearthed by project activities shall be evaluated by the qualified archaeologist and Tribal monitor approved by the Consulting Tribe. If the resources are Native American in origin, the Consulting Tribe will retain it/them in the form and/or manner the Tribe deems appropriate, for educational, cultural and/or historic purposes. If human remains and/or grave goods are discovered or recognized at the Project Site, all ground disturbance shall immediately cease, and the county</p>	Project Applicant	Prior to the commencement of any ground disturbing activity	Native American Monitor approved by the Gabrieleno Band of Mission Indians-Kizh Nation with coordination with the City of Ontario Planning Department	

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<p>coroner shall be notified per Public Resources Code Section 5097.98, and Health and Safety Code Section 7050.5. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2). Work may continue on other parts of the Project Site while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section 15064.5[f]). If a non-Native American resource is determined by the qualified archaeologist to constitute a “historical resource” or “unique archaeological resource,” time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and PRC Sections 21083.2(b) for unique archaeological resources.</p> <p>Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, it shall be offered to a local school or historical society in the area for educational purposes.</p>				