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Addendum: Impact Mitigation Program

MITIGATION MONITORING PROGRAM

A. Purpose

California statutory legislation (AB 3180, Cortese) requires responsible public agencies to adopt monitoring programs to ensure that environmental impact mitigation is effectively implemented.

This addendum replicates the Mitigation Monitoring Program prepared by URS Consultants for the City of Ontario and was adopted as a part of the Final Environmental Impact Report on the Acco Airport Center Specific Plan (EIR 90-1) on January 19, 1993.

The Mitigation Monitoring Plan was incorporated in this Specific Plan Amendment by reference to the original EIR in the City Council's findings for approval. **It is provided here for ease of reference by those contemplating development within the specific plan area.** Conditions change and certain mitigations may over time be satisfied; the current relevancy of any particular mitigation should be verified with the Ontario Planning Department.

The Mitigation Monitoring Plan (consisting of an introductory narrative text and the matrices that follow) has been designed so that the mitigation measures are all listed sequentially as they occur in the Environmental Checklist. The steps and process to ensure that the mitigation measures are implemented and to verify that they are implemented is presented in the second column. In the third column, for each mitigation measure, the program specifies a qualified individual or department which will be responsible for monitoring a particular mitigation measure. In the fourth column the program further provides the time or times that each mitigation measure will be monitored. The last column is intended to contain the indications of the person or department listed as responsible for monitoring the implementation of a particular mitigation to indicate whether the measure has been implemented satisfactorily or to report non-compliance.

A total of 70 mitigations were originally proposed.

If there is any question as to the correct interpretation of a mitigation measure, the EIR stipulates that the City Planner shall be the final authority on how the mitigation measure is to be interpreted. Decisions made by the City Planner may be appealed through the usual course of administrative appeals to the City Council.

MITIGATION MONITORING PROGRAM: MATRIX OF ACTIVITIES

Mitigation Measure	Implementation/Verification	Responsible for Monitoring	Timing	Findings Checked By	Date
<u>SOLID AND HAZARDOUS WASTE</u>					
#1. Establishment of program of solid waste source reduction and recycling as required by AB 939. This program will include incorporating locations and facilities for the deposition of recyclables at each refuse disposal area within the Airport Center. It will also include establishing one central location for the deposition of yard waste resulting from landscaping and grounds maintenance activities from the entire Airport Center. The recyclable materials would then be collected as part of the City's Recycling Program while the yard waste would be either collected or delivered to a facility designated as part of the City's Composting Program.	Applicant to submit copy of program to City Solid Waste Department and Public Facilities Development Department. All tenants required to participate.	City Solid Waste Department and Public Facilities Development Department	On-going		
#2. Selection of task force to coordinate solid waste collection and disposal issues.	Applicant to submit copy of program to City Solid Waste Department. All tenants required to participate.	City Solid Waste Department and S.B. County Solid Waste Management Department	On-going		
#3. Installation of LFG monitoring probes along eastern boundary of Airport Center property. The probes would be monitored by Airport Center maintenance personnel. If high levels are detected alert program would notify Airport Center tenants and Milliken personnel.	Applicant to submit plans for on-site LFG monitoring system to City Solid Waste Department for review and approval. City staff will monitor construction and operation of system during life of project.	City Solid Waste Department	Prior to approval of building plans		
#4. Establishment of information/awareness program between Airport Center management, the Milliken Landfill, the City of Ontario and the San Bernardino County Department of Solid Waste Management. Should include the establishment of a defined procedure for notification in event of a LFG migration problem.	Applicant to submit an outline of proposed information/awareness program (including notification procedure) to City Solid Waste Department for review and approval. City will work with applicant to ensure participation by all affected groups.	City Solid Waste Department	Prior to approval of final occupancy		

Mitigation Measure	Implementation/Verification	Responsible for Monitoring	Timing	Findings Checked By	Date
<u>SOIL/GEOLOGY</u>					
#5. The following dust control mitigations will be applied during construction in order to reduce wind erosion. Some of these mitigations include: controlling land clearing during windy portions of the year; incremental development of the site; regulatory watering of the cleared area; sprinkler irrigation of site to inhibit wind erosion; addition of mixtures of compounds to aid in binding soil particles; limiting speed of construction vehicles; mulching of soil for stabilization; and requiring one or more of above stated measures as condition of land use permit.	Applicant to prepare erosion control plan incorporating design factors and construction phase requirements. Three copies of plan to be submitted to Building Department and Public Facilities Development Department for distribution and coordination of review.	Building and Public Facilities Development	Submittal of site grading plan		
#6. Structures built within the Acco Airport Center Specific Plan area must meet the provisions of the Uniform Building Code for the City of Ontario.	Applicant to submit building plans to Building Department for review and approval.	Building	Prior to approval of building plans		
<u>WATER RESOURCES</u>					
#7. The final grading and drainage plans shall demonstrate that the shallow flood zone on the southern side of the project site has been eliminated. Alternatively, any shallow flood zone which may remain shall not be utilized for the construction of any buildings.	Applicant must submit three copies of drainage plan to Engineering Department for review. Drainage Plan must be approved by Public Works Director prior to final map approval.	Engineering	Prior to final map approval		
#8. The piping used for landscape irrigation shall be marked with purple coding as required for pipe carrying reclaimed water. Within 3 months of reclaimed water line being constructed to point adjacent to project site, landscape irrigation system shall be tied in to reclaimed water line. Industrial operations in specific plan area must study feasibility of using reclaimed water.	Applicant must submit plans for landscape irrigation system to Public Facilities Development Department for review. Landscape irrigation system plan must be reviewed by Public Facilities Development Department prior to final map approval.	Public Facilities Development	Prior to final map approval		

Mitigation Measure	Implementation/Verification	Responsible for Monitoring	Timing	Findings Checked By	Date
#9. Any industrial operation proposing to locate within the project site and which also is known to have a substantial water demand shall be required to conduct a feasibility study on the potential for use of reclaimed water. Where shown to be feasible, that industry will be required to tie into the reclaimed water system when the system is extended to the project site.	Applicant must submit feasibility study for use of reclaimed water to Engineering Department and Utilities Division for review. Plan for use of reclaimed water must be approved prior to issuance of building permit.	Engineering, Building and Utilities Division	Prior to issuance of building permit.		
#10. All project buildings shall be required to utilize low-flow water appliances, particularly low-flush toilets and urinals. The hosing down of parking lots and other impervious surfaces shall not be allowed.	Applicant to comply with all ongoing City of Ontario Water Conservation requirements. Water usage information must be coordinated with City of Ontario Utilities Division.	Building and Utilities Division	Ongoing		
#11. The plant palette developed for the Acco Airport Center Specific Plan shall emphasize the use of drought-tolerant plants.	Applicant to submit landscape plans at time of plan check. Particular attention will be paid to the use of drought resistant plants.	Public Facilities Development	Prior to issuance of building permits		
#12. Parking lots and gutters shall be cleaned at least once per month and filters shall be installed to prevent the accumulation of pollutants which would be washed into area drainage channels during storms.	Acco Center Management should ensure that parking lots, gutters and filters are cleaned monthly. Cleaning of these areas will be monitored periodically by Public Services Agency.	Public Services Agency	Ongoing		
#13. All industries locating at the project site shall comply with state regulations concerning the storage of hazardous materials and wastes, reporting of spills, and the development of business plans.	Applicant shall submit report detailing procedures for hazardous waste storage, clean-up of spills and business plan to Fire Department for review. Following review, the business plan will be forwarded to San Bernardino County for certification.	Fire Department and S.B. County Hazardous Materials Division	Prior to issuance of occupancy permit		

Mitigation Measure	Implementation/Verification	Responsible for Monitoring	Timing	Findings Checked By	Date
<u>BIOLOGICAL RESOURCES</u>					
#14. Conduct a spring survey prior to the development of the project site for the San Diego horned lizard and relocate any individuals observed. Potential relocation areas should be identified and pre-relocation reconnaissance conducted in these areas. A prime relocation site and alternate site should be selected and proposed to the California Department of Fish and Game for their approval.	Applicant to submit copy of survey to Planning Department for its review and approval.	Planning	Prior to grading or tentative map approval		
#15. Following the construction phase, species which provide some habitat value to wildlife should be planted on the project site; native plant species should be utilized wherever possible. Also, several small groves of trees should be planted throughout the site if space allows.	Applicant should coordinate species to be planted with the City of Ontario Public Facilities Development Department. Emphasis should be placed on native plant species.	Public Facilities Development	Prior to issuance of occupancy permit		
<u>LAND USE</u>					
#16. Short of abandoning the project, there are no mitigations available to mitigate this impact.					
<u>SOCIOECONOMICS</u>					
#17. Prior to site plan approval by the City, a fiscal impact analysis shall be prepared by the Project Applicant to analyze revenues versus service costs in a form acceptable to the City.	Applicant shall submit a fiscal impact analysis report to Planning Department for its review and approval.	Planning	Prior to site plan approval.		

Mitigation Measure	Implementation/Verification	Responsible for Monitoring	Timing	Findings Checked By	Date
<u>TRANSPORTATION</u>					
<p>#18. The following measures shall be taken in order to reduce construction-related traffic congestion: provide rideshare and transit incentives for construction personnel; configure construction parking to minimize traffic interferences; minimize obstruction of through traffic lanes; provide a flagman for traffic guidance and schedule operations affecting traffic for off-peak hours.</p>	<p>Applicant shall submit three copies of construction traffic plan to Building, Planning and Engineering departments. Approval is required before issuance of grading permit.</p>	<p>Building, Engineering and Planning</p>	<p>Prior to grading or tentative map approval</p>		
<p>#19. The project proponent will commit to the development and joint implementation of the TDM program with the City of Ontario commensurate with project phasing. Detailed TDM program proposals would be submitted with development plans and approved by the City of Ontario prior to issuance of building permits. Funding of the programs would be on a "fair share" basis between the project proponent, tenant association and other affected government agencies. The following elements will be included in the proposed TDM program by the developer at the time of development plan submittal:</p> <ul style="list-style-type: none"> • A detailed description of the TDM measures; • Expected effect and VMT reduction targets for each component of the TDM program; • Funding sources for each program component; and • An implementation schedule for each TDM program component. 	<p>Applicant shall submit one copy of TDM Program to Planning and Engineering departments at same time submitted to SANBAG and SCAQMD. Applicant will send copy of approval/comments from responsible agency.</p>	<p>Planning, Engineering, SANBAG and SCAQMD</p>	<p>Prior to final occupancy approval and periodically thereafter</p>		

Mitigation Measure	Implementation/Verification	Responsible for Monitoring	Timing	Findings Checked By	Date
#20. The addition of a second northbound left-turn lane and a southbound right-turn lane at Mission Boulevard and Haven Avenue is recommended.	The applicant's traffic engineer shall monitor current conditions at each site or the applicant shall pay City fees for a computer traffic model run for each significant development submitted for Planning Commission approval. When LOS "C" is predicted to be exceeded due to the approval of a project, the project shall be conditioned to assure the completion of the appropriate mitigation from this list prior to occupancy.	Engineering	When LOS "C" is exceeded		
<u>PUBLIC SERVICES AND UTILITIES</u>					
#21. The project shall follow and enforce the minimum safety standards set by the Development Codes of the City of Ontario. These are to include, but not be limited to, proper access, adequate fire flow, proper placement of fire hydrants, installation of sprinklers where required, and proper storage of building supplies during construction.	The applicant must submit three copies of its building plans that comply with current building and fire code requirements. The Fire Chief shall review the plans for consistency with the Fire Code. Any approval must be corrected prior to approval of building plans.	Building and Ontario Fire Department	Prior to issuance of building permit		
#22. New industries handling hazardous materials shall submit a business plan to the City Fire Department.	Applicant shall submit report detailing procedures for hazardous waste storage, clean-up of spills and business plan to Fire Department for review. Following review, the business plan will be forwarded to San Bernardino County for certification.	Fire Department and S.B. County Hazardous Materials Division	Prior to issuance of occupancy permit		
#23. The Applicant will provide private onsite security of the project. The applicant will have the option of providing in-house security, or contracting with an outside security company. Whatever security is chosen, it must meet with the approval of the Ontario Police Department pursuant to OMC 3-1601.	Applicant to coordinate this requirement to the satisfaction of the Ontario Police Department. The security arrangements must be approved by the Police Chief prior to final occupancy approval.	Ontario Police Department	Prior to final occupancy approval		

MITIGATION MONITORING PROGRAM: MATRIX OF ACTIVITIES

Mitigation Measure	Implementation/Verification	Responsible for Monitoring	Timing	Findings Checked By	Date
#24. The Applicant will also provide an office area that Ontario Police Officers may use to complete reports and detain prisoners during investigations at the location. This office may be shared with onsite security, the location of which must be approved by the Police Department.	Applicant to coordinate this requirement to the satisfaction of the Ontario Police Department. The office arrangements must be approved by the Police Chief prior to final occupancy approval.	Ontario Police Department	Prior to final occupancy approval		
#25. The use of physical security measures, i.e. CCTV, Card Access, Burglar and Robbery Alarms, as well as other electronic security measures, will be utilized as necessary to provide adequate surveillance of the site and security for persons and property at the site.	Applicant to coordinate this requirement to the satisfaction of the Ontario Police Department. The physical security arrangements must be approved by the Police Chief prior to final occupancy approval.	Ontario Police Department	Prior to final occupancy approval		
#26. Provide adequate lighting of buildings and parking facilities during time of darkness.	Applicant to coordinate this requirement to the satisfaction of the Ontario Police Department. The security arrangements must be approved by the Police Chief prior to building permit approval.	Building and Ontario Police Department	Prior to issuance of building permits		
#27. Ensure that all facilities are clearly addressed. Provide adequate illumination of addresses of commercial and industrial facilities during hours of darkness.	Applicant to coordinate this requirement to the satisfaction of the Ontario Police Department. The security arrangements must be approved by the Police Chief prior to building permit approval.	Building and Ontario Police Department	Prior to issuance of building permits		
#28. Landscaping of the project will ensure proper visibility for police department personnel. This would include but not be limited to low bushes, adequately spaced trees, and a limit on the construction of solid block walls which can form a barrier to police surveillance.	Applicant to coordinate this requirement to the satisfaction of the Ontario Police Department. The security arrangements must be approved by the Police Chief prior to building permit approval.	Building, Ontario Police Department, and Public Facilities Development	Prior to issuance of building permits		

Mitigation Measure	Implementation/Verification	Responsible for Monitoring	Timing	Findings Checked By	Date
#29. Project proponent required to pay development impact fee of \$0.28 per square foot of commercial/industrial development to offset fiscal impact on school facilities.	Applicant shall coordinate this requirement with the Ontario-Montclair School District and the Chaffey Joint Union High School District. Building Department will not issue building permit until proof is provided of payment of school fees.	Building, Ontario-Montclair School District, Chaffey Joint Union High School District	Prior to issuance of building permits		
#30. Project proponent required to pay development impact fees out of which a portion would be used for parks and recreation.	Applicant shall coordinate requirement with Ontario Parks Department. Building Department will not issue building permit without payment of parks and recreation fees.	Building, Ontario Parks Department, and Public Facilities Development	Prior to issuance of building permits		
#31. Waterlines and facilities must be in accordance with city and county standards.	Applicant shall detail necessary systems in building, construction and street engineering drawings. City departments shall verify adequacy prior to issuance of building permit. Construction to be approved by City departments prior to occupancy permits.	Building and Engineering	Prior to issuance of building and occupancy permits		
#32. The project proponent will work with the City of Ontario during detailed design, to integrate the water system serving the project with the City's water distribution plan and adjacent project water distribution plans.	Applicant shall detail necessary systems in building, construction and street engineering drawings. City departments shall verify adequacy prior to issuance of building permit. Construction to be approved by City departments prior to occupancy permits.	Building and Engineering	Prior to issuance of building and occupancy permits		
#33. Any water production, transmission or distribution improvements which directly serve the project will be financed and constructed by the project.	Applicant shall submit plans for water production transmission or distribution improvements to Engineering Department and Utilities Division for review. A financing plan and construction schedule will also be provided.	Building, Engineering and Utilities Division	Prior to issuance of building permits		

Mitigation Measure	Implementation/Verification	Responsible for Monitoring	Timing	Findings Checked By	Date
#34. Building uses, heights, construction types, etc. must be evaluated and modified to assure that flows available from the distribution system meet or exceed the required flows set by the fire marshall.	Applicant shall detail necessary systems in building, construction and street engineering drawings. City departments shall verify adequacy prior to issuance of building permit. Construction to be approved by City departments prior to occupancy permits.	Building and Engineering	Prior to issuance of building and occupancy permits		
#35. Water conservation techniques such as xeriscape landscaping, use of low-flow toilets and showers and other appliances, and maintenance of waterline pressures at 50 psi or less shall be implemented in the project design.	Applicant to comply with all ongoing City of Ontario Water Conservation requirements. Water usage information must be coordinated with City of Ontario Utilities Division.	Public Facilities Development and Ontario Utilities Division	Ongoing		
#36. Reclaimed water shall be provided for and used throughout the project where feasible.	Applicant must submit plans for landscape irrigation system to Public Facilities Development Department for review. Landscape irrigation system plan must be reviewed by Public Facilities Development Department prior to final map approval.	Public Facilities Development	Prior to final map approval		
#37. All sewage collection lines and facilities which will serve the project must be developed in accordance with the standards of the City of Ontario, the Chino Basin Municipal Water District (CBMWD), and the San Bernardino County Health Department.	Applicant shall detail necessary systems in building, construction and street engineering drawings. City departments shall verify adequacy prior to issuance of building permit. Construction to be approved by City departments prior to occupancy permits.	Building and Engineering	Prior to issuance of building and occupancy permits		
#38. During detailed design, the project proponent will work with the City of Ontario to integrate the sewer system serving the project into the City's and CBMWD's sewage collection system and adjacent development sewer discharge plans.	Applicant shall detail necessary systems in building, construction and street engineering drawings. City departments shall verify adequacy prior to issuance of building permit. Construction to be approved by City departments prior to occupancy permits.	Building and Engineering	Prior to issuance of building and occupancy permits		

Mitigation Measure	Implementation/Verification	Responsible for Monitoring	Timing	Findings Checked By	Date
#39. Any wastewater collection or treatment system improvements which directly serve the project will be financed by the project proponent to the satisfaction of the appropriate jurisdictional agency.	Applicant shall coordinate wastewater treatment requirements with Ontario Engineering Department. Building Department will not issue building permit until proof of financing for facilities is provided.	Engineering and Building	Prior to issuance of building permits		
#40. Provisions for the separation of reclaimable and non-reclaimable wastewater discharges from the project should be made. The project proponent shall work closely with the City of Ontario and CBMWD to determine separation and/or onsite pretreatment requirements for non-reclaimable sewage.	Applicant shall detail necessary systems in building, construction and street engineering drawings. City departments shall verify adequacy prior to issuance of building permit. Construction to be approved by City departments prior to occupancy permits.	Building and Engineering	Prior to issuance of building and occupancy permits		
#41. The design, location, construction phasing and installation of the electrical lines and facilities necessary to serve this project must be developed in coordination with SCE.	Applicant shall submit plans for electrical lines and facilities to Building Department for review.	Building	Prior to issuance of building permits		
#42. Construction plans for the installation of the natural gas service necessary for the buildout of this Specific Plan must be developed in coordination with the Southern California Gas Company.	Applicant shall submit plans for natural gas lines to Building Department for review.	Building	Prior to issuance of building permits		
<u>AIR QUALITY</u>					
#43. Water the construction site in the morning and evening and clean all equipment at the end of the day. Minimize dust generation by paving construction roads, sweeping streets and washing trucks leaving construction sites.	Applicant to submit three copies of dust control plan (that meet SCAQMD requirements) to Building Department. Dust control plans to be reviewed and approved by building official prior to start of grading.	Building	During construction		

Mitigation Measure	Implementation/Verification	Responsible for Monitoring	Timing	Findings Checked By	Date
#44. Use low sulfur fuel for construction equipment and use existing power sources in order to avoid using temporary power generation.	Applicant shall provide information about fuel and power sources at time of grading plan submittal. Type of fuel and power sources to be approved prior to issuance of grading permit.	Building	Prior to issuance of grading permit		
#45. Schedule construction activity during off-peak hours and require a phased schedule of construction to even out emission peaks. Maintain construction equipment engines by keeping them tuned. Suspend grading operations during first and second stage smog alerts.	Applicant to submit three copies of dust control plan (that meet SCAQMD requirements) to Building Department. Dust control plans to be reviewed and approved by building official prior to start of grading.	Building	During construction		
#46. Ensure the use of soil binders on the site, unpaved roads, and parking areas; reestablish ground cover through seeding and watering.	Applicant to submit three copies of dust control plan (that meet SCAQMD requirements) to Building Department. Dust control plans to be reviewed and approved by building official prior to start of grading.	Building	During construction		
#47. Non-solvent based coatings and/or water based coatings should be used on buildings in order to limit emissions from architectural coatings and asphalt usage.	Applicant must submit three copies of building plans with specifications as to the types of coatings to be used. Staff will check to ensure conformity with these guidelines prior to issuance of building permits.	Building and Planning	Prior to issuance of building permits		
#48. Refer to Mitigation Measure #19					
#49. Improve traffic signalization at those intersections that may tend to experience long vehicle idle periods.	Applicant's traffic engineer shall monitor levels of service periodically (as required by Engineering Department). When project expected to create level of service greater than "C", applicant shall submit bonded guarantee to complete signal prior to issuance of building permit.	Engineering and Planning	When LOS "C" is exceeded.		

Mitigation Measure	Implementation/Verification	Responsible for Monitoring	Timing	Findings Checked By	Date
#50. See mitigation measures proposed in Section 4.1.3.					
<u>NOISE</u>					
#51. Construction activity shall be limited to the weekday hours of 7:00 a.m. to 7:00 p.m.	Applicant shall provide three copies of letter certifying compliance with required construction schedule and verifying that all construction vehicles are equipped with adequate mufflers. Building will periodically monitor noise levels.	Building	During grading and construction		
#52. Limit trash pick-up to rear yard areas and screen areas with combination of walls, berming and landscaping.	Applicant must submit three copies of building plans to Building and Planning departments for review. Staff will check to ensure conformity with these guidelines and design features before issuing building permits.	Building, Planning, and Public Facilities Development	Prior to issuance of building permits		
#53. Limit location of loading docks or staging areas toward rear of buildings. These areas should be set back and recessed and screened from adjacent properties.	Applicant must submit three copies of building plans to Building and Planning departments for review. Staff will check to ensure conformity with these guidelines and design features before issuing building permits.	Building and Planning	Prior to issuance of building permits		
#54. Other measures to limit project operational noise includes: construction of landscaped berm or wall along edge of parking lots, landscaping of unpaved areas, construction of berms within landscaped setback areas, and construction of landscaped berm in landscape easement along Vintner's Loop.	Applicant must submit three copies of building plans to Building and Planning departments for review. Staff will check to ensure conformity with these guidelines and design features before issuing building permits.	Building, Planning, and Public Facilities Development	Prior to issuance of building permits		

Mitigation Measure	Implementation/Verification	Responsible for Monitoring	Timing	Findings Checked By	Date
#55. Industrial and commercial uses resulting in onsite noise levels exceeding ambient levels or creating a public nuisance to adjacent facilities and businesses shall only be permitted within enclosed buildings and limited to the industrial park in the western and northern areas of the project site.	Applicant must submit three copies of building plans to Building Department for review. Staff will check to ensure conformity with these guidelines and design features before issuing building permits.	Building and Code Enforcement	Prior to issuance of building permits		
#56. A 6-foot high block wall shall be constructed in the landscape easement along the project site's southern property line bordering the Union Pacific Railroad trucks. A 6-foot high block wall shall be constructed on the project site's northern and western boundary line bordering UPS Air Cargo Facility.	Applicant must submit three copies of building plans to Building and Planning departments for review. Staff will check to ensure conformity with these guidelines and design features before issuing building permits.	Building, Planning, and Public Facilities Development	Prior to issuance of building permits		
#57. For hotels, guest rooms shall be designed to achieve interior noise levels of not greater than 45 dBA CNEL.	Applicant must submit three copies of analysis of architectural plans that show that interior noise levels meet acceptable standards. The analysis must be reviewed and approved by the Building Department prior to approval of building plans.	Building	Prior to issuance of building permits		
#58. Four-foot landscaped berms shall be constructed in the landscape easement adjacent to Haven Avenue and Frances Street.	Applicant must submit three copies of building plans to Building and Public Facilities Development departments for review. Staff will check to ensure conformity with these guidelines and design features before issuing building permits.	Building and Public Facilities Development	Prior to issuance of building permits		

Mitigation Measure	Implementation/Verification	Responsible for Monitoring	Timing	Findings Checked By	Date
<p>#59. Construction plans shall be certified by a registered acoustical engineer in order to ensure compliance with state and city noise standards. These standards are as follows:</p> <ul style="list-style-type: none"> • Interior noise levels within manufacturing, warehousing and wholesale facilities shall not exceed a CNEL of 65 dBA; • Interior noise levels within retail structures shall not exceed a CNEL of 55 dBA; • Interior noise levels within office buildings, research and development, and professional offices shall not exceed a CNEL of 50 dBA; • Interior noise levels within habitable rooms of hotels/motels, excluding corridors, bathrooms and closets shall not exceed a CNEL of 45 dBA; and • Interior noise levels within meeting halls and auditoriums of the convention center shall not exceed 45 dBA. 	<p>Applicant must submit three copies of analysis of architectural plans that show that interior noise levels meet acceptable standards. The analysis must be reviewed and approved by the Planning Department prior to approval of building plans.</p>	<p>Planning</p>	<p>Prior to issuance of building permits</p>		
<u>AESTHETICS</u>					
<p>#60. Construction of a landscaped buffer between the southern boundary of the project and the Union Pacific Railroad and Mission Boulevard.</p>	<p>Planning Department shall review plans for Development Advisory Board (DAB) approval with these measures in mind.</p>	<p>Planning and Public Facilities Development</p>	<p>Prior to DAB approval of appropriate application</p>		
<p>#61. Site or screen aesthetically sensitive facilities such as hotels and offices to reduce view of landfill.</p>	<p>Planning Department shall review plans for Development Advisory Board (DAB) approval with these measures in mind.</p>	<p>Planning and Public Facilities Development</p>	<p>Prior to DAB approval of appropriate application</p>		

Mitigation Measure	Implementation/Verification	Responsible for Monitoring	Timing	Findings Checked By	Date
#62. Development guideline in Specific Plan mandating that no incidental glare shall be visible beyond the property boundary line and that provisions applicable to parcel signage be subject to City review.	Planning Department shall review plans for Development Advisory Board (DAB) approval with these measures in mind.	Planning	Prior to DAB approval of project		
#63. The Acco Airport Center shall agree to participate in any future Landscape Maintenance District annexation that would include Haven Avenue and/or the Mission Boulevard Corridor.	Planning Department shall review plans for Department of Advisory Board (DAB) approval with these measures in mind.	Planning and Public Facilities Development	Prior to DAB approval of project		
<u>ENERGY CONSERVATION</u>					
#64. Future buildings shall be oriented to maximize solar access opportunities.	Applicant must submit three copies of building plans to Building Department for review. Building will check to ensure conformity with design standards to maximize energy conservation before issuing building permits.	Building	Prior to issuance of building permits		
#65. Streets, lot sizes, and lot configurations shall be designed to maximize the number of buildings oriented so that the south wall and roof area face within 45° of due south.	Applicant must submit three copies of building plans to Building Department for review. Building will check to ensure conformity with design standards to maximize energy conservation before issuing building permits.	Building	Prior to issuance of building permits		
#66. The proposed lot size and configuration shall permit buildings to receive cooling benefits from both prevailing breezes and existing and proposed shading.	Applicant must submit three copies of building plans to Building Department for review. Building will check to ensure conformity with design standards to maximize energy conservation before issuing building permits.	Building	Prior to issuance of building permits		

Mitigation Measure	Implementation/Verification	Responsible for Monitoring	Timing	Findings Checked By	Date
#67. No building, wall, fence or other structure shall be constructed or vegetation placed so as to obstruct solar access on an adjoining lot.	Applicant must submit three copies of building plans to Building and Planning departments for review. Building will check to ensure conformity with design standards to maximize energy conservation before issuing building permits.	Building, Planning, and Public Facilities Development	Prior to issuance of building permits		
#68. Building construction must comply with energy use guidelines in Title 24 of the California Administration Code, specifically with regard to heating, cooling lighting, insulation, hot water supply, building orientation and landscaping. The use of energy efficient lighting both indoors and outdoors shall be implemented.	Applicant must submit three copies of building plans to Building Department for review. Building will check to ensure conformity with design standards to maximize energy conservation before issuing building permits.	Building	Prior to issuance of building permits		
#69. A number of additional steps will be taken in order to ensure energy efficiency within the Acco Airport Center specific plan area including improving the thermal integrity of buildings; incorporating glazed windows, wall insulation and efficient ventilation methods; ensuring proper sealing of all buildings; and controlling mechanical heating/cooling systems with time clocks or computer systems. Buildings shall be designed to include operable windows where not limited by noise considerations.	Applicant must submit three copies of building plans to Building Department for review. Building will check to ensure conformity with design standards to maximize energy conservation before issuing building permits.	Building	Prior to issuance of building permits		
#70. Energy efficient landscaping and irrigation systems should be used to the extent possible.	Applicant must submit three copies of landscaping plans to Public Facilities Development Department for review. Public Facilities Development Department will check to ensure that energy efficient practices are used.	Public Facilities Development	Prior to issuance of building permits		