APPENDIX J

Mitigation Monitoring and Reporting Program

Mitigation Monitoring and Reporting Program

The analysis in Section 4.0, *Environmental Impact Analysis*, of the Final Supplemental Environmental Impact report (Final SEIR) indicates that potentially significant adverse environmental impacts may occur with future residential development under the proposed Guasti Plaza Specific Plan Amendment. Future residential development under the proposed Amendment would need to comply with a number of standard conditions that are routinely imposed by the City and other regulatory agencies. In addition, a number of mitigation measures are recommended for the identified significant adverse impacts in terms of the different environmental issue areas under consideration. Applicable mitigation from the EIR for the Guasti Plaza Specific Plan and the EIR for the Guasti Redevelopment Plan are also reiterated. These mitigation measures would be adopted by the City of Ontario, in conjunction with the certification of the Final SEIR for the proposed Amendment.

Section 21081.6 of the Public Resources Code requires a public agency to adopt a monitoring and reporting program for assessing and ensuring the implementation of required mitigation measures applied to proposed developments. Specific reporting and/or monitoring requirements that will be enforced during project implementation shall be adopted coincidental to final approval of the project by the responsible decision maker. In addition, pursuant to Section 21081(a) of the Public Resources Code, findings must be adopted by the decision-maker regarding the adoption of the monitoring program, coincidental to certification of the EIR.

In accordance with Public Resources Code (PRC) Section 21081.6, this Mitigation Monitoring and Reporting Program (MMRP) has been developed for the proposed Guasti Plaza Specific Plan Amendment. The purpose of the MMRP is to ensure that the future residential development allowed under the Amendment complies with all applicable environmental mitigation and permit requirements. The MMRP for the proposed Guasti Plaza Specific Plan Amendment designates the developer as responsible for the implementation of mitigation measures and the City of Ontario as responsible for verification of mitigation compliance, review of all monitoring reports, enforcement actions, and document disposition.

This mitigation monitoring program shall be considered by the City of Ontario, prior to completion of the environmental review process, to enable the Ontario City Council to make an appropriate decision on the proposed Amendment. In addition, the following language shall be incorporated as part of the Council's findings of fact, and in compliance with the requirements of the Public Resources Code.

In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the City of Ontario makes the following additional findings:

- *That a mitigation monitoring and reporting program shall be implemented for future residential development on the project site, as specified in the SEIR for the Guasti Plaza Specific Plan Amendment;*

- *That through covenant and agreement, prior to the recordation of the final map, certificate of occupancy, and/or building permit for future residential development under the amended Guasti Plaza Specific Plan, the City of Ontario shall identify an appropriate licensed professional to provide certification that compliance with the required mitigation measures has been effected;*

- *Site plans and/or building plans, submitted for approval by the responsible monitoring agency, shall include required mitigation measures/conditions; and*

- *That an accountable enforcement agency and monitoring agency shall be identified for mitigation measures/conditions adopted as part of the decision-maker's final determination.*

STANDARD CONDITIONS

Table 1, *Standard Conditions*, lists the standard conditions which will be implemented as part of future residential development that would be constructed on the project site, as allowed under the proposed Guasti Plaza Specific Plan Amendment. While the City of Ontario and other regulatory agencies have other standard conditions, the ones identified in the table below are limited to those which were found to help prevent or reduce potential adverse impacts associated with future residential development. This does not excuse future residential development from other applicable standard conditions which may be required by the City or other regulatory agency with jurisdiction over the project and the site.

TABLE 1
STANDARD CONDITIONS

Standard Conditions	Responsible Party	Time Frame for Implementation	Department or Agency Responsible for Monitoring
Land Use and Planning *Standard Condition 4.2.1: Future development on the project site shall comply with the development standards and design guidelines in the amended Guasti Plaza Specific Plan.*	Developer/ Site Planner	Site Planning	Site Plan Review by Planning Department
Standard Condition 4.2.2: Future development on the project site shall comply with the Environmental Performance Standards in the City's Development Code.	Developer/ Site Planner	Site Planning	Site Plan Review by Planning Department
Traffic and Circulation *Standard Condition 4.4.1: Future development shall pay development impact fees, which will help fund intersection and roadway improvements near the site.*	Developer	Plan check	Payment of fees as part of Plan Check by Building Department
Standard Condition 4.4.2: Future development shall improve perimeter roadways that would be dedicated to the City of Ontario in accordance with the City's roadway standards.	Developer	Plan check	Plan Check by Building Department and Engineering Department
Standard Condition 4.4.3: Future development shall provide internal circulation improvements in accordance to City standards for the location of traffic signs, minimum drive aisle widths, turning radii, sight distances/vision clearances, pedestrian walkways/crosswalks, etc.	Developer	Plan check	Plan Check by Building Department
Standard Condition 4.4.4: Future development shall implement traffic safety measures, in accordance with the guidelines in the Manual on Uniform Traffic Control Devices (MUTCD), Title 4, Chapter 6 (Traffic) of the City's Municipal Code, as well as the standards for traffic and circulation in the Ontario Development Code and the Guasti Plaza Specific Plan.	Developer	Plan check	Plan Check by Building Department
Standard Condition 4.4.5: Construction work on public rights-of-way shall be performed in accordance with City regulations, including the Standard Specifications for Public Works Construction	Developer/ Contractor	Plan check/ Construction phase	Plan Check and Site Inspections by Building Department

TABLE 1
STANDARD CONDITIONS

Standard Conditions	Responsible Party	Time Frame for Implementation	Department or Agency Responsible for Monitoring
(Greenbook), Title 7 - Chapter 3 (Public Rights-of-Way) of the Ontario Municipal Code, MUTCD, and the City's Traffic/Transportation Construction Specifications and as approved by the City Traffic Engineer.			
Standard Condition 4.4.6: Future residential development shall comply with City's Trip Reduction Ordinance requirements, through the provision of bike racks, sidewalks from public streets to each building; a passenger loading area; and transit facilities, such as bus shelters, bus pullouts, and bus pads.	Developer	Plan check	Plan Check by Building Department
Standard Condition 4.4.7: Future development shall be subject to review and approval by the Ontario Fire Department for the provision of adequate emergency access and evacuation routes.	Developer	Plan check	Plan Check by Fire Department
Air Quality *Standard Condition 4.5.1: Future residential development shall comply with SCAQMD Rule 403 regarding fugitive dust control measures to be implemented during construction activities.*	Developer/ Contractor	Construction phase	Site inspections by Building Department
Standard Condition 4.5.2: Future residential development shall comply with City's Trip Reduction Ordinance requirements, through the provision of bike racks, sidewalks from public streets to each building; a passenger loading area; and transit facilities, such as bus shelters, bus pullouts, and bus pads.	Developer	Plan check	Plan Check by Building Department
Standard Condition 4.5.3: Future residential development shall implement energy conservation measures, as required under Title 24, Part 6, of the California Code of Regulations (California's Energy Efficiency Standards for Residential and Nonresidential Buildings) and the California Building Code.	Developer	Plan check	Plan Check by Building Department
Standard Condition 4.5.4: Future residential development shall comply with SCAQMD Rule 1403, as part of the rehabilitation of the Guasti Market and potential asbestos removal.	Developer/ Contractor	Construction phase	Site inspections by Building Department
Standard Condition 4.5.5: Future residential development shall comply with pertinent SCAQMD rules and regulations for equipment used at the site.	Developer/ Contractor	Construction phase and plan check	Site inspections and plan check by Building Department
Noise *Standard Condition 4.6.1: Site preparation and construction activities for future residential development shall be confined to the hours between 7:00 AM and 6:00 PM on weekdays and between 9:00 AM and 6:00 PM on Saturdays or Sundays, in accordance with the City's noise regulations in the Ontario Development Code.*	Developer/ Contractor	Construction phase	Site inspections by Building Department
Standard Condition 4.6.2: Future residential development shall comply with the City's Building Requirements for New Residential Construction in the 70 CNEL to 75 CNEL Noise Zone, as found in the	Developer	Plan check	Plan Check by Building Department

TABLE 1
STANDARD CONDITIONS

Standard Conditions	Responsible Party	Time Frame for Implementation	Department or Agency Responsible for Monitoring
Ontario Municipal Code, Chapter 15, Sound Transmission Control in High Noise Impact Areas.			
Standard Condition 4.6.3: Future residential development shall comply with Article 33, Environmental Performance Standards, in Title 9 of the City's Development Code as it relates to vibration.	Developer	Plan check	Plan Check by Building Department
Geology and Soils *Standard Condition 4.7.1: Future development shall comply with seismic design criteria in the California Building Code, the City's building standards, and other pertinent building regulations.*	Developer/ Project Engineer	Engineering Design	Plan Check by Building Department
Standard Condition 4.7.2: Future development shall implement erosion control measures during rehabilitation and construction activities at the site, as required by the City.	Developer/ Contractor	Construction phase	Plan Check and Site Inspections by Building Department
Hydrology and Water Quality *Standard Condition 4.8.1: Future development shall comply with Title 6, Chapter 6 (Stormwater Drainage System) of the Ontario Municipal Code and the NPDES General Permit for Construction Activity, which requires projects on one acre or more to notify the RWQCB and implement a Stormwater Pollution Prevention Plan (SWPPP) for construction activities. SWPPPs shall be prepared for each construction phase or construction area.*	Developer/ Contractor	Filing of the NOI prior to construction and SWPPP implementation during construction	Plan Check and Site Inspections by Building Department
Standard Condition 4.8.2: Future development shall comply with Title 6, Chapter 6 (Stormwater Drainage System) of the Ontario Municipal Code and the NPDES Permit for the Area-wide Urban Stormwater Runoff Management Program regarding the implementation of source and treatment control measures and other best management practices for long-term stormwater pollutant mitigation, as contained in the project's Water Quality Management Plan (WQMP) and as approved by the City.	Developer/ Project Engineer	Engineering Design	Plan Check of WQMP by Building Department and Engineering Department
Standard Condition 4.8.3: Future development shall construct the necessary on-site and off-site storm drain infrastructure to connect to the City of Ontario's storm drainage system and prevent the creation of flood hazards on-site and in downstream areas, as approved by the City Engineer.	Developer/ Project Engineer	Engineering Design	Plan Check by Building Department and Engineering Department
Standard Condition 4.8.4: The project shall pay storm drain impact fees, as required by the City.	Developer	Plan check	Payment of fees as part of Plan Check by Building Department
Biological Resources *Standard Condition 4.9.1: Future development shall comply with the Landscape Guidelines in the Guasti Plaza Specific Plan.*	Developer	Plan check	Plan Check by Building Department
Cultural Resources *Standard Condition 4.10.1: If human remains are*	Developer/	During grading	Site Inspections by Building

TABLE 1
STANDARD CONDITIONS

Standard Conditions	Responsible Party	Time Frame for Implementation	Department or Agency Responsible for Monitoring
encountered during excavation activities at the site, all work shall halt and the County Coroner shall be notified (Section 7050.5 of the Health and Safety Code). The Coroner will determine whether the remains are of forensic interest. If the Coroner, with the aid of the County-approved archaeologist, determines that the remains are prehistoric, he/she will contact the Native American Heritage Commission (NAHC). The NAHC will be responsible for designating the most likely descendant (MLD), who will be responsible for the ultimate disposition of the remains, as required by Section 5097.98 of the Public Resources Code). The MLD will make his/her recommendation within 24 hours of their notification by the NAHC. The recommendation of the MLD shall be followed and may include scientific removal and non-destructive analysis of the human remains and any items associated with Native American burials.	Contractor	and excavation activities	Department
Standard Condition 4.10.2: Future residential development shall adhere to the historic preservation policies and programs in the Guasti Plaza Specific Plan, as amended.	Developer/ Project Architect	Building Design	Plan Check by Building Department
Standard Condition 4.10.3: Future residential development shall comply with the Conservation Plan for the adaptive reuse of historic structures.	Developer/ Project Architect	Building Design	Plan Check by Building Department
Standard Condition 4.10.4: Future residential development shall implement the Guasti Interpretive Plan, as it relates to the reuse of historic structures, museum, walking tour, and other features along the Pepper Tree Lane corridor.	Developer/ Project Architect	Building Design	Plan Check by Building Department
Public Services and Recreation ***Police Protection*** *Standard Condition 4.11.1: Future development shall comply with the City's Building Security Ordinance No. 2482 (Title 4, Chapter 11 - Security Standards for Buildings - of the Ontario Municipal Code).*	Developer/ Project Architect	Building Design	Plan Check by Building Department
Standard Condition 4.11.2: Future development shall be subject to review and approval by the Ontario Police Department during each site plan review process, to identify measures for ensuring the safety and security of construction sites and the provision of adequate security design measures.	Developer/ Project Architect	Building Design	Plan Check by Ontario Police Department
Standard Condition 4.11.3: Future development shall pay development impact fees, which would assist in funding public facility expansion and service improvements needed to provide adequate police protection and law enforcement services to the proposed project.	Developer	Plan Check	Payment of fees as part of Plan Check by Building Department
Fire Protection *Standard Condition 4.11.4: Future development shall be subject to building and site plan review by the*	Developer/ Project	Building Design	Plan Check by Ontario Fire Department

TABLE 1
STANDARD CONDITIONS

Standard Conditions	Responsible Party	Time Frame for Implementation	Department or Agency Responsible for Monitoring
Ontario Fire Department, for compliance with fire safety, emergency access and fire flow standards and to identify additional development features which could reduce demand for fire services; prevent the creation of fire hazards; and facilitate emergency response to the project site.	Architect		
Standard Condition 4.11.5: Prior to the revised Planning Area Plan (PAP) and Project Site Plan approvals, the developer shall demonstrate that the interior access drives will be provided to the satisfaction of the City Fire Department.	Developer/ Project Architect	Building Design	Plan Check by Ontario Fire Department
Standard Condition 4.11.6: Future development shall comply with the 2007 California Building Code, California Fire Code, Title 19, NFPA and City ordinance standards, including pertinent City ordinances.	Developer/ Project Architect	Building Design	Plan Check by Building Department
Standard Condition 4.11.7: Future development shall pay development impact fees, which would assist in funding the needed public facility expansion and service improvements needed to provide adequate fire protection services to future development.	Developer	Plan Check	Payment of fees as part of Plan Check by Building Department
School Services *Standard Condition 4.11.8: Future development shall pay school impact fees to the Cucamonga School District and Chaffey Joint Union High School District prior to the issuance of the Certificate of Occupancy.*	Developer	Plan Check	Payment of fees as part of Plan Check by Building Department
Library Services *Standard Condition 4.11.9: Future residential development shall pay development impact fees, which would assist in funding the needed public facility expansion and service improvements needed to provide adequate library services to the future residents of the site.*	Developer	Plan Check	Payment of fees as part of Plan Check by Building Department
Recreation *Standard Condition 4.11.10: Future residential development would have to dedicate parkland, pay impacts fees for parkland provision, or provide a combination of both in accordance with Section 9-2.1500 of the City's Development Code. The fees will be used by the City for the acquisition of parkland and the development of neighborhood and community parks in the area.*	Developer	Plan Check	Payment of fees as part of Plan Check by Building Department
Standard Condition 4.11.11: Parks, open space, and recreational facilities shall be provided on-site as part of the future residential development, in compliance with the standards and guidelines in the Guasti Plaza Specific Plan and Section 9-1.1425 of the City's Development Code.	Developer	Plan Check	Plan Check by Building Department
Other Governmental Services and Facilities *Standard Condition 4.11.12: Future development shall pay applicable fees for the processing of permits and other services needed by the project.*	Developer	Permits and approvals	Various City Departments

TABLE 1
STANDARD CONDITIONS

Standard Conditions	Responsible Party	Time Frame for Implementation	Department or Agency Responsible for Monitoring
Utilities ***Water Services*** *Standard Condition 4.12.1: Future residential development shall coordinate with the Ontario Engineering Department on off-site water system improvements needed to serve the site and with the Ontario Building Department for needed on-site water lines. Specifically, the following measures shall be implemented:* • *The revised PAP for each Planning Area shall include a detailed discussion of water system requirements, phasing and financing that shall be prepared to the satisfaction of the City.* • *Precise water system requirements shall be determined during specific project design review. Water design requirements will be subject to the provisions of site plan review by the City of Ontario.* • *Construction of water system improvements within the Project Area and water connection fees shall be the responsibility of the applicant. In addition, the applicant shall be responsible for correcting any sewer (water) system deficiencies outside the Project Area resulting from the Project.* • *Prior to issuance of any building permit in the Project Area, required water system improvements shall be in place.*	Developer/ Project Engineer	Prior to construction	Approval of water service by Utilities Department and plan check of water system plans by Building Department and Engineering Department
Standard Condition 4.12.2: Future residential development shall implement water conservation measures in accordance with the California Plumbing Code, Title 6, Chapter 8a of the Ontario Municipal Code, and as recommended by the California Department of Water Resources in all new or substantially rehabilitated structures, including the following: • *Low flush toilets of no greater than 1.6 gallons per flush;* • *Low flow shower heads;* • *Insulation of hot water lines to provide hot water faster with less water waste and to keep hot pipes from heating cold water pipes;* • *Water pressure greater than 50 pounds per square inch be reduced to less than 50 pounds per square inch by means of a pressure reducing valve;* • *Landscape with low water consuming or drought tolerant plants in all commercial and industrial projects, and in public areas in residential projects. Landscaped areas should also be mulched to the maximum extent to reduce evaporation and maintain soil moisture;* • *Install efficient irrigation systems that minimize runoff and evaporation, and maximize the water the will reach the plant roots. Drip irrigation, soil moisture sensors and automatic irrigation*	Developer/ Project Engineer	Site Planning and Building Design	Plan Check by Building Department

TABLE 1
STANDARD CONDITIONS

Standard Conditions	Responsible Party	Time Frame for Implementation	Department or Agency Responsible for Monitoring
systems are a few methods to consider in increasing irrigation efficiency; • *Require projects of appropriate size to connect to the recycled water system for irrigation purposes.*			
Standard Condition: 4.12.3: All City ordinances or other actions regulating the use of water approved by the City Council shall be implemented by all new development within the Project Area.	Developer/ Project Engineer	Site Planning and Building Design	Plan Check by Building Department
Standard Condition 4.12.4: The landscape irrigation system installed on the site shall have the capability of being retrofitted to utilize recycled water supplies when they become available, in accordance with Title 6, Chapter 8C, Recycled Water Use, of the Ontario Municipal Code.	Developer/ Landscape Architect	Landscape Design	Plan Check by Building Department
Standard Condition 4.12.5: The City Engineering Department shall consult with project proponents within the Redevelopment Area as to the most effective methods of reusing wastewater generated by proposed projects.	Developer/ Project Engineer	Site Planning and Building Design	Plan Check by Engineering Department
Sewer Services *Standard Condition 4.12.6: Future residential development shall coordinate with the Ontario Engineering Department on off-site sewer system improvements needed to serve the site and with the Ontario Building Department for needed on-site sewer lines. Specifically, the following measures shall be implemented:* • *The revised PAP for each Planning Area shall include a detailed discussion of sewer system requirements, phasing and financing that shall be prepared to the satisfaction of the City.* • *Precise sewer system requirements shall be determined during specific project design review. Sewer design requirements will be subject to the provisions of site plan review by the City of Ontario.* • *Construction of sewer system improvements within the Project Area and sewer connection fees shall be the responsibility of the applicant. In addition, the applicant shall be responsible for correcting any sewer system deficiencies outside the project area resulting from the Project.* • *Prior to the issuance of any building permit in the Project Area, required sewer system improvements shall be in place.* • *All new development within the Project Area must obtain approval from the City of Ontario prior to occupancy. Evidence of the IEUA treatment facility's ability to serve shall be submitted prior to the issuance of building permits.*	Developer/ Project Engineer	Prior to construction	Approval of sewer service by Utilities Department and plan check of sewer system plans by Building Department and Engineering Department

TABLE 1
STANDARD CONDITIONS

Standard Conditions	Responsible Party	Time Frame for Implementation	Department or Agency Responsible for Monitoring
Storm Drainage *Standard Condition 4.12.7: Future residential development shall coordinate with the Ontario Engineering Department on off-site storm drainage system improvements needed to serve the site and with the Ontario Building Department for needed on-site storm drain lines. Specifically, the following measures shall be implemented:* • *The revised PAP for each Planning Area shall include a detailed discussion of drainage system requirements, phasing and financing that will be prepared to the satisfaction of the City.* • *Precise drainage system requirements will be determined during specific project design review. Drainage design requirements will be subject to the provisions of site plan review by the City of Ontario.* • *Construction of required storm drain improvements within the Project Areas shall be the responsibility of the applicant.* • *Prior to the issuance of any building permit in the Project Area, required drainage system improvements consistent with the City Master Plan of Drainage shall be in place.*			Approval of storm drainage by Utilities Department and plan check of storm drain plans by Building Department and Engineering Department
Solid Waste Disposal *Standard Condition 4.12.8: Future residential development shall implement waste reduction, disposal, and recycling measures during construction and operations in accordance with Title 6, Chapter 3 (Integrated Solid Waste Management) of the City's Municipal Code. This includes the development and implementation of a Construction and Demolition Recycling Plan, during the construction phase of the project.*	Developer/ Contractor	Prior to and during Construction	Plan Check and Site Inspections by Building Department
Standard Condition 4.12.9: Any hazardous waste that is generated on-site, or is found on-site during demolition, rehabilitation, or new construction activities shall be remediated, stored, handled, and transported to an appropriate disposal facility by a licensed hauler in accordance with appropriate local, State and Federal laws, as well as with the City's Source Reduction and Recycling Element.	Developer/ Contractor	During Construction	Site Inspections by Building Department
Electrical Power *Standard Condition 4.12.10: Future residential development shall coordinate with the SCE on power line extensions, undergrounding, and service connections to serve individual dwelling units and on-site facilities.*	Developer	Prior to Construction	Plan Check and Site Inspections by Building Department
Standard Condition 4.12.11: Future residential development shall implement energy conservation measures, as required under Title 24, Part 6, of the California Code of Regulations (California's Energy Efficiency Standards for Residential and Nonresidential Buildings).	Developer/ Project Engineer	Building design	Plan Check by Building Department

TABLE 1
STANDARD CONDITIONS

Standard Conditions	Responsible Party	Time Frame for Implementation	Department or Agency Responsible for Monitoring
Natural Gas *Standard Condition 4.12.12: Future residential development shall coordinate with Sempra Utilities on gas line extensions and connections to serve individual dwelling units and facilities on-site.*	Developer	Prior to Construction	Plan Check and Site Inspections by Building Department
Standard Condition 4.12.13: All new natural gas services and facilities built for development within the Guasti community will be in accordance with the policies and rules of the California Public Utilities Commission and federal regulatory agencies.	Developer/ Project Engineer	Building design	Plan Check by Building Department
Standard Condition 4.12.14: Project design and operations shall incorporate and implement those energy conservation measures as appropriate to conform to California Code of Regulations Title 24 requirements.	Developer/ Project Engineer	Building design	Plan Check by Building Department
Telephone and Cable *Standard Condition 4.12.15: Future residential development shall coordinate with Verizon on telephone line extensions and with Time Warner for cable services needed to serve residential units on-site.*	Developer	Prior to Construction	Plan Check and Site Inspections by Building Department
Hazards and Human Health *Standard Condition 4.13.1: Construction activities, facility maintenance, and other uses that utilize hazardous materials shall comply with applicable provisions of the California Fire Code, the City of Ontario Hazardous Waste Ordinance, and all other local, state and federal regulations regarding use, handling, storage, transport, and disposal, as reviewed by the Ontario Fire Department and the County Department Environmental Health Services.*	Developer/ Contractor/ Operator	Construction Phase and Building Operation	Site Inspections by Building Department and Ontario Fire Department
Standard Condition 4.13.2: Future residential development shall comply with Article 29, Airport Approach Zone, of the City's Development Code regarding height limits, structure and building locations, and land use and activities near the Ontario International Airport.	Developer/ Project Engineer	Site Planning and Building Design	Plan Check by Building Department
Visual Quality and Aesthetics *Standard Condition 4.14.1: Future development on the project site shall be subject to site plan and design review for compliance with the development regulations and design guidelines in the amended Specific Plan and applicable regulations in the City's Development Code.*	Developer/ Project Architect	Site Planning and Building Design	Site Plan Review by Planning Department and Plan Check by Building Department
Standard Condition 4.14.2: Future development on the project site shall comply with Article 33, Environmental Performance Standards, of the City's Development Code that requires on-site lighting to be shielded or directed away from affecting airport operations.	Developer/ Project Engineer	Site Planning and Building Design	Plan Check by Building Department
Greenhouse Gases and Climate Change *Standard Condition 4.15.1: Future residential*	Developer/	Site Planning	Site Plan Review by Planning

TABLE 1
STANDARD CONDITIONS

Standard Conditions	Responsible Party	Time Frame for Implementation	Department or Agency Responsible for Monitoring
development will need to comply with applicable General Plan goals and policies, as they relate to GHG emissions reductions.	Project Architect	and Building Design	Department and Plan Check by Building Department

MITIGATION MEASURES

The mitigation measures that have been recommended to reduce or avoid the potentially significant adverse impacts of future residential development are listed in Table 2, *Mitigation Monitoring Program*. Responsible parties, the time frame for implementation, and the monitoring parties are also identified for each measure. The mitigation measures are primarily the responsibility of the developer. In order to determine if the developer has implemented these measures, the method of verification is also identified, along with the City department or agency responsible for monitoring/verifying that the developer has completed each mitigation measure.

TABLE 2
MITIGATION MONITORING PROGRAM

Mitigation Measures	Responsible Party	Time Frame for Implementation	Department or Agency Responsible for Monitoring
Population and Housing *Mitigation 4.3.1: Future development shall include a detailed strategy for the assistance and relocation of any tenants of existing buildings within the project site, in accordance with the Guasti Redevelopment Plan.*	Developer	Plan check	Demolition Permit by Building Department
Traffic and Circulation *Mitigation Measure 4.4.1: On-site and perimeter roadways and intersection improvements shall be constructed as part of future development, as outlined in the Traffic Study for the PAP and as approved by the City's Traffic Engineer.*	Developer/ Contractor	Plan check	Plan Check by Building Department and Engineering Department
Mitigation Measure 4.4.2: Bus turnouts and bus shelters shall be provided along Archibald Avenue, as part of future development within the Specific Plan area and in coordination with Omnitrans.	Developer	Plan check	Plan Check by Building Department and Engineering Department
Air Quality *Mitigation Measure 4.5.1a: The applicant shall submit a comprehensive dust and erosion control plan to the City Building Official, as required by Ordinance No. 2548. This plan shall conform to SCAQMD Rule 403 and include the following Best Available Control Measures (BACMs) that shall be implemented during construction:* • *Apply water every 4 hours to the area within 100 feet of a structure being demolished, to reduce vehicle trackout.* • *Use a gravel apron, 25 feet long by road width, to reduce mud/dirt trackout from unpaved truck exit routes.*	Developer/ Contractor	Construction Phase	Site Inspections by Building Department

TABLE 2
MITIGATION MONITORING PROGRAM

Mitigation Measures	Responsible Party	Time Frame for Implementation	Department or Agency Responsible for Monitoring
• *Apply dust suppressants (e.g., polymer emulsion) to disturbed areas upon completion of demolition.* • *Apply water to disturbed soils after demolition is completed or at the end of each day of cleanup.* • *Prohibit demolition activities when wind speeds exceed 25 mph.* • *Apply water every 3 hours to disturbed areas within a construction site.* • *Require minimum soil moisture of 12% for earthmoving by use of a moveable sprinkler system or a water truck. Moisture content can be verified by lab sample or moisture probe.* • *Limit on-site vehicle speeds (on unpaved roads) to 15 mph by radar enforcement.* • *Replace ground cover in disturbed areas as quickly as possible.* • *All trucks hauling dirt, sand, soil, or other loose materials are to be tarped with a fabric cover and maintain a freeboard height of 12 inches.*			
Mitigation Measure 4.5.1b: The following measures shall be implemented to reduce exhaust emissions during construction: • *Prior to issuance of any building permit, submit written documentation that the construction equipment to be used on the job has a 90-day, low-NOx tune up and provide continuous 90-day low-NOx tune-ups for off-road equipment.* • *Limit allowable idling to 5 minutes for trucks and heavy equipment.* • *Utilize equipment whose engines are equipped with diesel oxidation catalysts if available.* • *Utilize diesel particulate filter on heavy equipment where feasible.* • *Schedule construction operations affecting off-site roadways for off-peak traffic hours* • *Encourage carpooling for construction workers* • *Limit lane closures to off-peak travel periods* • *Park construction vehicles off traveled roadways* • *Encourage receipt of materials during non-peak traffic hours*	Developer/ Contractor	Construction Phase	Site Inspections by Building Department
Mitigation Measure 4.5.1c: During construction, the contractors shall use low VOC coatings and high pressure-low volume sprayers for painting and coatings.	Developer/ Contractor	Construction Phase	Site Inspections by Building Department
Mitigation Measure 4.5.2: Measures that reduce trip generation or trip lengths and that promote energy conservation would reduce long-term emissions and shall be implemented by future development. These include: • *Bus turnouts and bus shelters on Archibald Avenue (as discussed in Section 4.4)* • *Provision of complete pedestrian pathways between the site and adjacent commercial uses* • *Promote the use of bus transit through the*	Developer/ Project Engineer/ Contractor	Engineering Design and Construction Phase	Site inspections and Plan Check by Building Department

TABLE 2
MITIGATION MONITORING PROGRAM

Mitigation Measures	Responsible Party	Time Frame for Implementation	Department or Agency Responsible for Monitoring
provision of bus route schedules at lobbies • *Provision of bike racks (as required by the City's Trip Reduction Ordinance)* • *Construction methods and use of energy efficient appliances that exceed Title 24 requirements (as discussed in Section 4.15)*			
Mitigation Measure 4.5.3a: Future residential development shall be designed to locate common recreation areas with the greatest distance setback from the railroad tracks. Alternatively, common recreation areas shall be provided indoors.	Developer	Plan check	Plan Check by Building Department
Mitigation Measure 4.5.3b: All residential living areas shall be equipped with air filtration systems operating under positive pressure rated at MERV 13 or higher. Replacement filters shall be made available through apartment management (or the homeowners association for condominiums).	Developer	Plan check	Plan Check by Building Department
Mitigation Measure 4.5.3c: A dense tree canopy shall be established along the southern site boundary to act as a living biofilter for particulate air pollution.	Developer	Plan check	Plan Check by Building Department
Noise *Mitigation Measure 4.6.1a: Future residential development shall be designed to provide common recreational areas within an indoor central courtyard and private patios and balconies as enclosed atriums.*	Developer	Plan check	Plan Check by Building Department
Mitigation Measure 4.6.1b: Future residential development shall be designed with upgraded acoustical features and specialized construction methods for exterior walls, exterior windows, exterior doors, roof/ceiling construction, floors, ventilation, fireplaces, and wall and ceiling openings.	Developer	Plan check	Plan Check by Building Department
Mitigation Measure 4.6.1c: Rental and real estate disclosures shall be provided advising renters and homebuyers that there is a nearby airport that operates on a 24-hour basis and that will be generating noise on the airport, during the approach and departure and in the airspace above the site.	Developer	During rental and sales of units	Site Inspections by Building Department
Mitigation Measure 4.6.1d: The property owner shall provide an avigation easement for aircraft noise to the Ontario International Airport, to be recorded against the property, prior to the occupancy of the dwelling units.	Developer	Prior to issuance of occupancy permit	Plan Check by Building Department
Mitigation Measure 4.6.2a: A berm and/or solid block wall shall be provided along the southern boundary of the site to serve as barriers to the balconies on upper stories facing the railroad tracks. Alternatively, patios and balconies should be placed on the side of a building opposite the noise source, and "wing walls" can be added to buildings or patios to help shield outdoor uses.	Developer	Plan check	Plan Check by Building Department
Mitigation Measure 4.6.2b: Future residential development shall be designed with upgraded acoustical features and specialized construction	Developer	Plan check	Plan Check by Building Department

TABLE 2
MITIGATION MONITORING PROGRAM

Mitigation Measures	Responsible Party	Time Frame for Implementation	Department or Agency Responsible for Monitoring
methods to block out train noise and meet interior noise standards. This may include buildings along the railroad tracks that do not have living rooms and bedrooms with windows or walls along the southern façade or having sufficient sound insulation on exterior walls and windows.			
Mitigation Measure 4.6.3a: Future residential development shall be designed to provide common recreational areas away from New Guasti Road and Turner Avenue where noise levels over 65 dB CNEL are projected at 50 feet from the roadway centerline.	Developer	Plan check	Plan Check by Building Department
Mitigation Measure 4.6.3b: Patios and balconies of residential buildings along New Guasti Road should not be placed on the north side of the building, in the absence of a wall or building that would obstruct freeway noise. Rather, patios and balconies should be placed on the side of a building opposite the noise source, and "wing walls" can be added to buildings or patios to help shield outdoor uses.	Developer	Plan check	Plan Check by Building Department
Mitigation Measure 4.6.3c: Prior to the issuance of any building permit, future residential development shall provide evidence to the City that all applicable exterior noise standards for recreational and open space uses and interior noise standards for living areas in both new construction and rehabilitated existing structures will be met through a quantitative analysis of proposed noise reduction features.	Developer	Plan check	Plan Check by Building Department
Mitigation Measure 4.6.4: Prior to the issuance of any building permit, future residential development shall submit a vibration analysis to the City that identifies the potential vibration levels from nearby train operations and the vibration control measures that would be incorporated into the design of the project to prevent significant vibration impacts on residential uses and meet City standards.	Developer/ Project Engineer/ Contractor	Engineering Design and Construction Phase	Site inspections and Plan Check by Building Department
Geology and Soils *Mitigation Measure 4.7.1: To ensure that structural stability of structures and infrastructure on the site, the following shall be implemented by future development:* • *Prior to the submission of any building permit application, the applicant shall provide for the City's review and consent, comprehensive geotechnical investigations to explore and evaluate soil, groundwater, geological and seismic conditions; to provide soil engineering criteria, and document the potential for seismically induced ground shaking on the building site. Such investigations shall be conducted by a licensed civil engineer specializing in the practice of soil mechanics, and by a certified engineering geologist. Construction shall be in compliance with the findings and recommendations of the required investigations.* • *Prior to the submission of any building permit*	Developer/ Project Engineer	Engineering Design	Plan Check by Building Department

TABLE 2
MITIGATION MONITORING PROGRAM

Mitigation Measures	Responsible Party	Time Frame for Implementation	Department or Agency Responsible for Monitoring
application in portions of the Project Area that lie near suspected faults identified in future studies, the applicant shall provide geotechnical evaluations acceptable to the City to establish the presence and location of the suspected faults, and to establish whether or not they are potentially active. • *No structure intended for human occupancy or use shall be place directly on or within 50 feet of any active or potentially active fault. Nor shall any structure intended for human occupancy be placed within 150 feet of an inferred fault whose exact location is unknown. Additionally, no sensitive land use, including hospitals and schools should be placed within any seismic study zone, or within 200 feet of any inferred fault.* • *All construction of new buildings or rehabilitation of existing buildings shall be in conformance with latest adopted edition of the California Building Code. All rehabilitation and seismic retrofit of existing historic structures shall be in conformance with the latest edition of the State Historic Building Code.* • *Existing historic structures to be rehabilitated shall be brought up to applicable code standards at the time. Structures of unreinforced masonry shall be brought up to existing State and local building standards at the time of application for a change in use or for major additions or alterations.*			
Mitigation Measure 4.7.2: To prevent soil erosion and soil blowing hazards, the following shall be implemented by future development: • *All grading shall be in conformance with the City of Ontario Municipal Code.* • *In coordination with the City of Ontario, project design will incorporate landscaping and other features to reduce possible soil erosion.*	Developer/ Project Engineer/ Contractor	Engineering Design and Construction Phase	Site inspections and Plan Check by Building Department
Mitigation Measure 4.7.3: Measures to avoid subsidence hazards to future development shall be implemented as part of design and construction, based on the recommendations of the geotechnical investigation for the project.	Developer/ Project Engineer	Engineering Design	Plan Check by Building Department
Water and Hydrology *Mitigation Measure 4.8.1: To ensure that adequate storm drainage is provided to future development:* *1. The PAP for each Planning Area shall include a detailed discussion of drainage system requirements, phasing, and financing that shall be prepared to the satisfaction of the City.* *2. Construction of required storm drain improvements shall be the responsibility of the project developer.* *3. Prior to the issuance of any building permit,*	Developer/ Project Engineer	Site Planning and Plan Check	Plan approval by Planning Department, Building Department and Engineering Department

TABLE 2
MITIGATION MONITORING PROGRAM

Mitigation Measures	Responsible Party	Time Frame for Implementation	Department or Agency Responsible for Monitoring
required drainage system improvements consistent with the City Master Plan of Drainage shall be in place. *4. Precise drainage system requirements shall be determined during specific project design review. Drainage design requirements shall be subject to the provisions of site plan review by the City of Ontario.* *5. In accordance with the Ontario Municipal Code, the storm drainage design shall provide for the proper drainage of the site and all improvements therein, based on the runoff that can be anticipated from ultimate development of the watershed area in which the site is located. Stormwater detention measures shall be provided when required by the City Engineer to reduce any adverse effects of increased runoff from development on downstream properties.*			
Mitigation Measure 4.8.2: To prevent flood hazards, all on-site drainage facilities shall be designed to handle 25-year and 100-year flows. All facilities shall be sized for maximum flow conditions during a 100-year storm event. Future residential development shall be reviewed and approved by the City Engineer to ensure that the site plan reflects thoughtful design that minimizes the potential for flood zone impacts and avoids placement of property and structures in areas vulnerable to flooding. For example, parking areas shall be located toward the south, when feasible.	Developer/ Project Engineer	Site Planning and Plan Check	Plan approval by Planning Department, Building Department and Engineering Department
Biological Resources *Mitigation Measure 4.9.1: The project site shall be surveyed for the presence of the burrowing owl during the winter season (between December 1 and January 31) to determine whether wintering burrowing owls occur on the site, and during the peak of the breeding season (between April 15 and July 15) to determine whether burrowing owls nest on the site. The surveys shall be conducted within one calendar year before the initiation of ground-disturbing activities associated with future residential development. Regardless of the results of the focused surveys, a preconstruction survey for burrowing owls shall also be conducted within 30 days of the initiation of ground-disturbing activities on the site, per the guidelines of the CDFG.* *If burrowing owls are determined to occur within the project site during either focused or preconstruction surveys, mitigation shall include the acquisition and protection of off-site habitat to offset the loss of foraging and burrowing/breeding habitat on the project site. A minimum of 6.5 acres of foraging habitat (based on providing a 100-yard foraging radius around the burrow) per pair or unpaired*	Developer/ Project Biologist	Prior to Grading	Site inspections during surveys and prior to issuance of grading permit by Building Department

TABLE 2
MITIGATION MONITORING PROGRAM

Mitigation Measures	Responsible Party	Time Frame for Implementation	Department or Agency Responsible for Monitoring
resident bird shall be permanently protected. The protected lands shall be within the vicinity of the project site and in suitable habitat at a location approved by the CDFG. Any occupied burrows within the project site that will be destroyed shall be mitigated through enhancement of existing unsuitable burrows or creation of artificial burrows at a ratio of 2:1 on the protected land site. *If, during the preconstruction survey, burrowing owls are determined to occur on the project site or within 50 meters of the site, a 50-meter buffer shall be marked around the nesting burrow and avoided until the end of the breeding season (August 31) or until it has been determined by a qualified biologist that the adults and young have dispersed from the project area or buffer. Monitoring of the buffer by a qualified biologist would ensure that construction activities do not impact the breeding owls.* *If burrowing owls are discovered within the project site during the pre-construction survey outside of the nesting season, a 50-meter buffer shall be marked around the occupied burrow and avoided until it has been determined by a qualified biologist that the owl has dispersed from the project site. Monitoring of the buffer by a qualified biologist would ensure that construction activities do not impact the owl prior to its dispersal from the site. Alternatively, eviction of non-breeding burrowing owls may be considered, as outlined in the CDFG's Staff Report on Burrowing Owl Mitigation (1995).*			
Mitigation Measure 4.9.2: Construction activities shall avoid work on structures and large trees during the bat breeding season (June 1 through November 30). If this is not practical, then a preconstruction survey shall be conducted by a qualified biologist prior to any work on existing structures or removal of large trees where bat nursery roosts may be located. If nursery roosts that contain immature bats are discovered during the preconstruction survey, the roosts shall be protected until the young are able to fly.	Developer/ Project Biologist	Prior to Grading	Site inspections during surveys and prior to issuance of grading permit by Building Department
Mitigation Measure 4.9.3: Ground-disturbing and vegetation removal activities associated with construction on the project site shall be performed outside of the breeding season for birds or between September 1 and January 31. If these activities cannot be implemented during this time period, the developer shall retain a qualified biologist to perform preconstruction nest surveys to identify active nests within and adjacent to (up to 500 feet) the project site. *If the preconstruction survey is conducted early in the nesting season (February 1 to March 15) and nests are discovered, a qualified biologist shall*	Developer/ Project Biologist	Prior to Grading	Site inspections during surveys and prior to issuance of grading permit by Building Department

TABLE 2
MITIGATION MONITORING PROGRAM

Mitigation Measures	Responsible Party	Time Frame for Implementation	Department or Agency Responsible for Monitoring
remove the nests only after it has been determined that the nest is not active (i.e., the nest does not contain eggs, nor is an adult actively brooding on the nest). Any active non-raptor nests identified on the project site or within 300 feet of the project site shall be marked with a 300-foot buffer, and the buffer area would need to be avoided by construction activities until a qualified biologist determines that the chicks have fledged. Active raptor nests on the project site or within 500 feet of the project site shall be marked with a 500-foot buffer and the buffer avoided until a qualified biologist determines that the chicks have fledged. If the 300-foot buffer for non-raptor nests or 500-foot buffer for raptor nests cannot be avoided during construction on the project site, the developer shall retain a qualified biologist to monitor the nests on a daily basis during construction to ensure that the nests do not fail as the result of noise generated by the construction. The biological monitor shall have the authority to halt construction if the construction activities cause negative effects, such as the adults abandoning the nest or chicks falling from the nest.			
Mitigation Measure 4.9.4: Prior to issuance of any grading or building permit, the applicant shall submit a comprehensive landscape maintenance program developed by a City approved, certified arborist, to Public Facilities Development for review and approval. The recommendations of the arborist shall be implemented to the satisfaction of Public Facilities Development.	Developer	Plan Check	Landscape Maintenance Program approval by Public Facilities Development
Mitigation Measure 4.9-5: Prior to issuance of permits for individual projects within the project area, a biological reconnaissance shall be completed to ensure no changes to the biological resources have occurred if the most recent survey (2009) is at least 2 years old. Should the presence of endangered or special-status species be found on the site as a result of focused protocol surveys, the project applicant will be required to enter into negotiation with the USFWS and/or State Department of Fish and Game (CDFG) to determine appropriate mitigation measures. No individual animal may be relocated or taken without the authorization of the appropriate agency.	Developer/ Biologist	Plan Check	Plan approval by Planning Department and Building Department
Cultural Resources *Mitigation Measure 4.10.1a: Prior to issuance if any grading permit, the applicant shall submit written evidence to the Ontario Planning Department that a qualified archaeologist has been retained to conduct monitoring during all grading activities in the vicinity of the workmen's cottage area and the old railroad depot location.*	Developer	Plan Check	Prior to issuance of grading permit by Building Department
Mitigation Measure 4.10.1b: A qualified archaeologist shall be on-site to monitor grading and	Developer/	Construction	Site inspections by

TABLE 2
MITIGATION MONITORING PROGRAM

Mitigation Measures	Responsible Party	Time Frame for Implementation	Department or Agency Responsible for Monitoring
excavation activities north of the cottages and at the southeastern corner of the site near the UPRR railroad. The archaeologist shall have the authority to halt any activities adversely impacting any previously unidentified cultural deposits that may be uncovered during grading. Also, the following measures shall be made during monitoring: *• Upon discovery of archaeological resources, an archaeologist meeting the Secretary of Interior's standards shall assess the find. The archaeologist shall evaluate the finds for significance and complete the analysis in accordance with the CEQA Guidelines, and applicable federal, state and local laws.* *• Should extensive archaeological resources be exposed, construction activity shall be halted or redirected until more extensive study and any appropriate recovery/treatment plans can be completed.* *• If significant Native American cultural resources are found, local tribes shall be contacted and the treatment plan be developed in coordination with the affected tribe and in accordance with Section 21084.1 of CEQA and Section 15064.5 of the CEQA Guidelines, to ensure mitigation below a level of significance.* *• Mitigation for significant archaeological resources shall include avoidance of the site, on-site preservation of the resources, return of artifacts to tribe, photograph inventory, recordation, collection, and/or archival of collected materials and curation into a museum repository with permanent retrievable storage. The archaeologist shall obtain a written repository agreement in hand prior to the initiation of collection activities.* *• After all monitoring activities, the archaeologist shall prepare a report of findings with an itemized inventory of specimens recovered. The report and inventory, when submitted to the City of Ontario (as the Lead Agency), will signify completion of the program to mitigate impacts to archaeological resources.*	Archaeologist	Phase	Planning Department
Mitigation Measure 4.10.2a: Prior to issuance of the building permit for future residential development, a copy of the final HABS/HAER report and accompanying photographs and drawings shall be submitted to the Planning Department for subsequent release to the Model Colony History Room of the Ontario Main Library.	Developer/ Site Planner	Plan Check	Plan Check by Building Department
Mitigation Measure 4.10.2b: Prior to issuance of the building permit for future residential development, components of the Guasti Interpretive Plan that would be implemented (including the proposed museum and walking tour) shall be made part of the development plans that would be submitted to the City for review and approval.	Developer/ Site Planner	Plan Check	Plan Check by Building Department

TABLE 2
MITIGATION MONITORING PROGRAM

Mitigation Measures	Responsible Party	Time Frame for Implementation	Department or Agency Responsible for Monitoring
Mitigation Measure 4.10.2c: As part of the building application for historic structure rehabilitation, the applicant shall submit a comprehensive site materials and furnishings program for the review and comment of the Historic Preservation Commission. The comprehensive site materials and furnishings program will describe, at a minimum: materials for structures, fencing and appurtenances; signage treatments; lighting treatments; street furnishings, exterior pavement treatments; and landscape treatments, which are consistent with the Conservation Plan for the site and the Secretary of Interior's Standards for the Treatment of Historic Properties.	Developer/ Architect	Building Design	Plan Check by Historic Preservation Commission
Mitigation Measure 4.10.2d: All new structures in the Specific Plan area shall be designed and constructed in a manner that conforms to and does not compromise the historic character of the Guasti Community and its structures. All new structures shall be consistent with the historic character in terms of scale, orientation, architectural details and ornamentation, and materials. This shall include appropriate setbacks between historic structures and new buildings. Prior to site plan review of any structure, the plans shall be submitted for review and comment of the Historic Preservation Commission.	Developer/ Architect	Building Design	Plan Check by Historic Preservation Commission
Mitigation Measure 4.10.2e: Prior to issuance of any building permit, the applicant of each historic building to be rehabilitated, shall submit a structural analysis, including recommendations on seismic strengthening to bring each existing building to be retained into conformance with the California Building Code or the State Historic Building Code. The recommendations shall be implemented as approved by the City's Building Official.	Developer/ Project Engineer	Building Design	Plan Check by Building Department
Mitigation Measure 4.10.2f: As a condition of project approval, the Specific Plan shall retain the following buildings on-site: Guasti Market (Building #11), Firehouse (Building #19), Coopers House (Building #47) and adjacent Foreman's House (Building #48), and the Worker's Cottages (Building #13, 15, 16, 21 and 23).	Developer/ Site Planner	Site Planning	Plan Check by Building Department
Mitigation Measure 4.10.3: A paleontologic monitor shall be on-site to monitor excavation activities extending to estimated depths of 10 feet or more below the existing ground surface. The paleontologic monitor shall be equipped to salvage fossils as they are unearthed to avoid construction delays and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. The monitor shall temporarily halt or divert equipment to allow the removal of abundant or large specimens and their evaluation for significance or potential of the site for additional fossil resources. Monitoring shall be reduced if the potentially-fossiliferous units are not present in the subsurface, or	Developer/ Paleontologic Monitor	Construction Phase	Site inspections by Planning Department

TABLE 2
MITIGATION MONITORING PROGRAM

Mitigation Measures	Responsible Party	Time Frame for Implementation	Department or Agency Responsible for Monitoring
if present, are determined upon exposure and examination by qualified paleontologic personnel to have low potential to contain fossil resources. Also, the following measures shall be made during the monitoring of excavation activities on undisturbed native soils: • *Upon discovery of specimens, preparation of recovered specimens to a point of identification and permanent preservation, including washing of sediments to recover small invertebrates and vertebrates shall be made.* • *Upon recovery of specimens, they shall be subject to identification and curation into a museum repository with permanent retrievable storage. The paleontologist shall obtain a written repository agreement in hand prior to the initiation of mitigation activities.* • *After all monitoring activities, the paleontologist shall prepare a report of findings with an itemized inventory of specimens recovered. The report and inventory, when submitted to the City of Ontario (as the Lead Agency), will signify completion of the program to mitigate impacts to paleontologic resources.*			
Public Services and Recreation			
Fire Protection Services *Mitigation Measure 4.11.1: Prior to occupancy of the residential units, the developer shall demonstrate to the satisfaction of the City Fire Department that the water system serving the site has been upgraded to provide adequate fire flows.*	Developer/ Project Engineer	Building Design	Plan Check by Building Department
Hazards and Human Health *Mitigation Measure 4.13.1 Prior to the rehabilitation of the Guasti Market building, asbestos-containing materials shall be removed and disposed in accordance with applicable regulations (including South Coast Air Quality Management District (SCAQMD) regulations and Cal-OSHA guidelines) by a state-licensed abatement contractor, with abatement oversight performed by an independent asbestos consultant. All identified lead-based paint shall also be removed and disposed of by a licensed contractor, in accordance with existing regulations.*	Developer/ Contractor	Prior to grading activities	Field Inspections by Building Department
Mitigation Measure 4.13.2: A block wall shall be provided between the railroad tracks and the site, to prevent easy access and entry into the tracks and to serve as a barrier to derailed trains.	Developer	Site Planning	Plan Check by Building Department
Mitigation Measure 4.13.3a: Habitable structures on the site shall be located a minimum of 50 feet from existing jet fuel pipelines. Developments within 150 feet of the pipelines shall submit site plans to the City, which show pipeline locations and incorporate measures to mitigate potential safety hazards.	Developer	Site Planning	Plan Check by Building Department
Mitigation Measure 4.13.3b: In order to protect the			

TABLE 2
MITIGATION MONITORING PROGRAM

Mitigation Measures	Responsible Party	Time Frame for Implementation	Department or Agency Responsible for Monitoring
high-pressure jet fuel lines, future residential development that involves grading and construction activity or any improvements and structures near the pipelines will require approval from Kinder Morgan. Specifically, the following measures shall be followed: • *No structures, buildings, or obstructions that would prevent access shall be built over the pipeline easement, although roads, parking areas, and driveways may be developed over the easement.* • *Shrubs, trees or shielding that would preclude aerial observation of the easement are not allowed, although seasonal crops are permitted.* • *No power poles or light standards shall be installed on the easement.* • *Irrigation equipment (i.e. backflow prevention devices, meters, valves, valve boxes, etc.) shall not be located on the easement.* • *No dwelling, industrial building or place of public assembly in which persons work, congregate, or assemble shall be located within 50 feet of the pipeline.* • *No blasting shall be allowed within 1,000 feet of the pipeline, unless permitted by Kinder Morgan.* • *Burning of trash and brush is not allowed within the easement.* • *A Kinder Morgan representative shall be on-site to observe any construction activities within ten (10) feet of the pipeline or aboveground appurtenance.* • *A Kinder Morgan representative shall monitor construction activities within 25 feet of the easement during and after the construction activities.* • *A Kinder Morgan representative shall do all line locating.* • *Foreign gas, water, electric, sewer and other utility lines may cross the jet fuel line, subject to the following:* - *Foreign lines shall cross the jet fuel line at as near a ninety-degree angle as possible. A foreign pipeline shall not run parallel to the jet fuel pipeline without written permission from Kinder Morgan.* - *A minimum of two feet of vertical clearance is maintained between jet fuel line and the foreign pipeline.* - *Constant line elevations must be maintained across the easement width, except for gravity drain lines.* - *Metallic foreign lines shall be coated with a suitable pipe coating for a distance of at least 10 feet of the crossing.* - *Electrical lines must be installed in a conduit*	Developer	Site Planning	Plan Check by Kinder Morgan and Building Department

TABLE 2
MITIGATION MONITORING PROGRAM

Mitigation Measures	Responsible Party	Time Frame for Implementation	Department or Agency Responsible for Monitoring
and properly insulated. - *Pipeline markers shall be installed to indicate the route of the foreign pipeline across the easement.* - *Cathodic protection test leads shall be installed at all crossings, as coordinated with those maintained by Kinder Morgan.* - *Pipeline trenches shall not remain exposed overnight and trenches shall be backfilled at the end of each day.* - *Temporary support shall be provided to prevent stresses or the settling of the jet fuel line during grading and excavation activities in the easement.*			
Mitigation Measure 4.13.4: Future residential development shall be subject to review by the FAA for potential hazards to air navigation, which include, but are not limited to, the following: • *Structures over 500 feet in height anywhere or over 200 feet within 3 miles of an airport;* • *An object that extends in FAA Part 77 surfaces;* • *Activities that create electrical interference with navigational signals or radio communication between the airport and aircraft;* • *Lighting which is difficult to distinguish from airport lighting;* • *Glare in the eyes of pilots using the airport;* • *Smoke or other impairments to visibility in the airport vicinity; and* • *Uses which attract birds and create bird strike hazards.* *Future development shall comply with the recommendations of the FAA to avoid obstructions to air navigation and prevent any significant adverse impacts.*	Developer	Site Planning	Plan Check by FAA and Building Department
Visual Quality and Aesthetics *Mitigation Measure 4.14.1: A separate irrigation system for trees shall be required to allow deep watering and encourage downward growth of roots.*	Developer/ Landscape Architect	Landscape Design	Plan Check by Building Department
Mitigation Measure 4.14.2: The streetscape concept for Archibald Avenue shall require a minimum landscape setback of 35' from back of curb, to achieve a 1:1 ratio of landscape to roadway.	Developer	Site Planning	Plan Check by Building Department
Mitigation Measure 4.14.3: Exhibits shall be included that demonstrate pedestrian elements (such as trellis, plazas, benches, planters, crosswalks, etc.) consistent with Guasti's historic character.	Developer	Site Planning	Plan Check by Building Department
Mitigation Measure 4.14.4: Due to "summer branch drop" problems, Eucalyptus shall be removed from the plant list as a parking area shade tree.	Developer/ Landscape Architect	Landscape Design	Plan Check by Building Department
Mitigation Measure 4.14.5: Within the parking areas, turf shall be limited to less than 50% of the	Developer/	Landscape	Plan Check by Building

TABLE 2
MITIGATION MONITORING PROGRAM

Mitigation Measures	Responsible Party	Time Frame for Implementation	Department or Agency Responsible for Monitoring
landscape area and shall be a drought tolerant material. Balance of the landscape within parking areas shall be compromised of trees and shrubs from the plant list.	Landscape Architect	Design	Department
Mitigation Measure 4.14.6: Table 5 of the Specific Plan shall be revised to indicate size and spacing of plant material at the time of PAP submittal.	Developer	Site Planning	Plan Check by Building Department
Mitigation Measure 4.14.7: During the required site plan review of all proposed developments, the City shall ensure that site improvements, including lighting and possible glare producing building exteriors, do not adversely affect adjacent land uses, with special attention given to those developments in the vicinity of Ontario International Airport.	Developer	Site Planning and Building Design	Plan Check by Building Department
Greenhouse Gases and Climate Change *Mitigation Measure 4.15.1: Measures that reduce trip generation or trip lengths; that optimize the transportation efficiency of a region; that promote energy conservation and carbon sequestering shall be incorporated into future residential development to reduce GHG emissions. These include the following:* *<u>Site and Building Design</u>* • *Mitigate climate change by decreasing heat gain from pavement and other hard surfaces associated with infrastructure.* • *Reduce heat gain from pavement and other similar hardscaping.* • *Include vehicle access to properly wired outdoor receptacles to accommodate ZEV and/or plug in electric hybrids (PHEV).* • *Require the installation of outdoor electrical outlets on buildings to support the use, where practical, of electric lawn and garden equipment, and other tools that would otherwise be run with small gas engines or portable generators.* • *Utilize building design guidelines and criteria that promote water efficient building design, including minimizing the amount of non-roof impervious surfaces around the building(s).* • *Enable prototype mixed-use structures for use in neighborhood center zones that can be adapted to new uses over time with minimal internal remodeling.* • *Establish standards that provide for pervious pavement options.* *<u>Transportation</u>* • *Promote increased utilization of public transit* • *Provide continued support for rideshare programs to encourage the use of alternatives to the single occupant vehicle (SOV) for site access and trips originating at the site* • *Provide safe and convenient access for pedestrians and bicyclists to, across, and along major transit priority streets.*	Developer	Plan check	Plan Check by Building Department

TABLE 2
MITIGATION MONITORING PROGRAM

Mitigation Measures	Responsible Party	Time Frame for Implementation	Department or Agency Responsible for Monitoring
• *Reduce required road width standards wherever feasible to calm traffic and encourage alternative modes of transportation.* • *Add bicycle facilities to city streets and public spaces, where feasible.* • *Allow flexible parking strategies in neighborhood activity centers to foster a pedestrian-oriented streetscape.* • *Provide continuous sidewalks with shade trees and landscape strips to separate pedestrians from traffic.* • *Provide pedestrian connections in as many locations as possible to adjacent development, arterial streets, thoroughfares.* • *Encourage primary entrances to be pedestrian entrances, with automobile entrances and parking located to the rear.* • *Support development where automobile access to buildings does not impede pedestrian access, by consolidating driveways between buildings or developing alley access.* • *Utilize street parking as a buffer between sidewalk pedestrian traffic and the automobile portion of the roadway.* • *Where feasible, promote the construction of weatherproof bicycle facilities and at a minimum, provide bicycle racks or covered, secure parking near the building entrances.* *<u>Energy Conservation</u>* • *Construct new buildings to exceed current California Title 24 energy efficiency requirements by twenty (20) percent.* • *Maximize use of low pressure sodium and/or fluorescent lighting* • *Require acquisition of new appliances and equipment to meet Energy Star certification* • *Design buildings to be energy efficient by siting buildings to take advantage of shade, prevailing winds, landscaping, and sun screening to reduce energy required for cooling.* • *All new traffic lights installed shall be energy efficient traffic signals.* • *Perform energy audits for residential and commercial buildings prior to completion of sale, and that audit results and information about opportunities for energy efficiency improvements be presented to the buyer.* • *Require that, where feasible, all new buildings be constructed to allow for easy, cost effective installation of solar energy systems in the future* *<u>Urban Forestry</u>* • *Participate in green waste collection and recycling programs for landscape maintenance* • *Encourage use of landscaping with low water requirements and fast growth.* *<u>Water Conservation</u>*			

TABLE 2
MITIGATION MONITORING PROGRAM

Mitigation Measures	Responsible Party	Time Frame for Implementation	Department or Agency Responsible for Monitoring
• *Landscaping irrigation systems shall be automated, high-efficient irrigation systems to reduce water use and require use of bubbler irrigation; low-angle, low-flow spray heads; moisture-sensing irrigation controls.* • *Include low-water landscaping in place of hardscaping around transportation infrastructure and in parking areas.* • *Remove obstacles to natural, drought tolerant landscaping and low-water landscaping.* • *Require planting drought-tolerant and native species, and cover exposed dirt with moisture-retaining mulch or other materials such as decomposed granite.*			
Mitigation Measure 4.15.2: The TOP GHG mitigations cited in Table 4.15-7 and that are targeted for implementation by future developments in the City will be implemented by future residential development on the site, even if the CAP is not adopted. These include: • *Require that new developments design buildings to be energy efficient by siting buildings to take advantage of shade, prevailing winds, landscaping, and sun screening to reduce energy required for cooling.* • *Require all new traffic lights installed be energy efficient traffic signals.* • *Require all new landscaping irrigation systems installed within the City to be automated, high-efficient irrigation systems to reduce water use and require use of bubbler irrigation; low-angle, low-flow spray heads; or moisture sensors.* • *Mitigate climate change by decreasing heat gain from pavement and other hard surfaces associated with infrastructure.* • *Reduce heat gain from pavement and other similar hardscaping.* • *Provide safe and convenient access for pedestrians and bicyclists to, across, and along major transit priority streets.* • *Encouraging new construction to include vehicle access to properly wired outdoor receptacles to accommodate ZEV and/or plug in electric hybrids (PHEV).* • *Requirements for the use of Energy Star appliances and fixtures in discretionary new development.* • *Encourage the performance of energy audits for residential and commercial buildings prior to completion of sale, and that audit results and information about opportunities for energy efficiency improvements be presented to the buyer.* • *Require the installation of outdoor electrical outlets on buildings to support the use, where practical, of electric lawn and garden equipment, and other tools that would otherwise be run with small*	Developer	Plan check	Plan Check by Building Department

TABLE 2
MITIGATION MONITORING PROGRAM

Mitigation Measures	Responsible Party	Time Frame for Implementation	Department or Agency Responsible for Monitoring
gas engines or portable generators. • *Implement enhanced programs to divert solid waste from landfill operations* • *Establishing building design guidelines and criteria to promote water efficient building design, including minimizing the amount of non-roof impervious surfaces around the building(s).* • *Reduce required road width standards wherever feasible to calm traffic and encourage alternative modes of transportation.* • *Add bicycle facilities to city streets and public spaces, where feasible.* • *Enable prototype mixed-use structures for use in neighborhood center zones that can be adapted to new uses over time with minimal internal remodeling.* • *Allowing flexible parking strategies in neighborhood activity centers to foster a pedestrian-oriented streetscape.* • *Providing continuous sidewalks with shade trees and landscape strips to separate pedestrians from traffic.* • *Ensuring new development that provides pedestrian connections in as many locations as possible to adjacent development, arterial streets, thoroughfares.* • *Encouraging new development in which primary entrances are pedestrian* • *Entrances, with automobile entrances and parking located to the rear.* • *Supporting development where automobile access to buildings does not impede pedestrian access, by consolidating driveways between buildings or developing alley access.* • *Utilizing street parking as a buffer between sidewalk pedestrian traffic and the automobile portion of the roadway.* • *Including low-water landscaping in place of hardscaping around transportation infrastructure and in parking areas.* • *Establishing standards that provide for pervious pavement options.* • *Removing obstacles to natural, drought tolerant landscaping and low-water landscaping.* • *Where feasible, promote the construction of weatherproof bicycle facilities and at a minimum, provide bicycle racks or covered, secure parking near the building entrances.* • *Require that, where feasible, all new buildings be constructed to allow for easy, cost effective installation of solar energy systems in the future* • *Requiring planting drought-tolerant and native species, and covering exposed dirt with moisture-retaining mulch or other materials such as decomposed granite.* • *Requiring the installation of water-efficient*			

TABLE 2
MITIGATION MONITORING PROGRAM

Mitigation Measures	Responsible Party	Time Frame for Implementation	Department or Agency Responsible for Monitoring
irrigation systems and devices, including advanced technology such as moisture-sensing irrigation controls.			