Mitigation Monitoring and Reporting Program

Grand Park Specific Plan Project

Ontario, California

State Clearinghouse No. 2012061057

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SECTION 1: MITIGATION MONITORING REPORTING PROGRAM

The California Environmental Quality Act (CEQA) requires public agencies to develop monitoring programs for the purpose of ensuring compliance with those mitigation measures adopted as conditions of project approval in order to mitigate or avoid significant environmental effects identified in environmental impact reports. Mitigation measures identified within the Grand Park Specific Plan EIR have been described in sufficient detail to provide the necessary information to identify (1) the actions to be taken to reduce each significant impact, (2) the parties responsible for carrying out the mitigation measure, and (3) the timing of implementation of each mitigation measure.

A Mitigation Monitoring and Reporting Program (MMRP) for the Grand Park Specific Plan EIR is presented in Table 1. The purpose of the MMRP is to provide a framework outlining the implementation steps for each mitigation measure in the approved EIR. In addition, the MMRP provides a format to document that each mitigation measure has been implemented and a monitoring loop for tracking performance of each mitigation measure.

Table 1: Grand Park Specific Plan Project Mitigation Monitoring and Reporting Program

Impact Category	Impact/Issue	Mitigation Measures	Implementation Timing	Responsible Party	Verification of Compliance		
					Signature	Date	Remarks
Air Quality and Greenhouse Gas Emissions	Short-term construction related activities would exceed the daily regional and local thresholds established by the South Coast Air Quality Management District for VOC and NO_x. Expose sensitive receptors to substantial pollutant concentrations. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.	**AQ-1.** During project construction, the following measures shall be implemented to the satisfaction of the City of Ontario: a) Prior to the year 2015, off road diesel powered construction equipment greater than 50 horsepower shall meet or exceed United States Environmental Protection Agency (EPA Tier 3 off road emission standards. b) In the year 2015 and after, off-road diesel-powered construction equipment greater than 50 horsepower shall implement one of the following: meet EPA Tier 4 emissions standards, meet EPA Tier 4 Interim emissions standards, or meet EPA Tier 3 standards with California Air Resources Board verified Level 3 filters to reduce 85 percent diesel particulate matter. If a good faith effort to rent equipment within 200 miles of the project has been conducted, the results of which are submitted to the City, but has been unsuccessful in obtaining the necessary construction equipment, then Tier 3 equipment can be used. c) Require the use of 2007 and newer diesel haul trucks (e.g. material delivery trucks and soil import/export). d) A copy of each unit's certified tier specification, BACT documentation, and CARB or SCAQMD operating permit shall be provided at the time of mobilization of each applicable unit of equipment. e) Encourage construction contractors to apply for South Coast Air Quality Management District's Surplus Off-Road Opt-In for NOx (SOON) funds. Incentives could be provided for those construction contractors who apply for SCAQMD SOON funds. The SOON Program provides funding assistance to applicable fleets for the purchase of commercially-available low-emission heavy-duty engines to achieve near-term reduction of NOx emissions from in-use off-road diesel vehicles. More information on this program can be found at the following website: http://www.aqmd.gov/tao/Implementation/SOONProgram.htm. f) Use electricity from power poles rather than temporary diesel or gasoline power generators.	During construction	Developer, contractor, and City Building Official			
Air Quality and Greenhouse Gas Emissions	Short-term construction related activities would exceed the daily regional and local thresholds established by the South Coast Air Quality Management District for VOC and NO_x. Expose sensitive receptors to substantial pollutant concentrations. Generate greenhouse gas emissions, either	**AQ-2.** In order to minimize traffic congestion and delays that increase idling and acceleration emissions, prior to issuance of any grading permits the developer shall: a) Specify to the satisfaction of the City Building Department the location of equipment staging areas, stockpiling/storage areas and construction parking areas; and, b) Specify to the satisfaction of the City Engineering Department the proposed construction traffic routes utilizing nearest truck routes in conformance with the California Vehicle Code and Ontario Municipal Code.	Prior to issuance of Grading permit	Developer, contractor and City Building Official			

	directly or indirectly, that may have a significant impact on the environment.	If required by the City, the developer shall provide a traffic control plan that incorporates the above location and route information, as well as any safe detours around the construction site and any temporary traffic control (e.g. flag person) during construction-related truck hauling activities.					
Air Quality and Greenhouse Gas Emissions	Short-term construction related activities would exceed the daily regional and local thresholds established by the South Coast Air Quality Management District for VOC and NO_x. Expose sensitive receptors to substantial pollutant concentrations. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.	**AQ-3.** The following measures shall be applied to all projects during construction of the project: a) Use paints with a volatile organic compound (VOC) content 10 grams per Liter or lower for both interior surfaces. b) Recycle leftover paint. Take any left over paint to a household hazardous waste center; do not mix leftover water-based and oil-based. c) Keep lids closed on all paint containers when not in use to prevent VOC emissions and excessive odors. d) For water-based paints, clean up with water only. Whenever possible, do not rinse the clean up water down the drain or pour it directly into the ground or the storm drain. Set aside the can of clean up water and take it to the hazardous waste center (www.cleanup.org). e) Use compliant low VOC cleaning solvents to clean paint application equipment. f) Keep all paint and solvent laden rags in sealed containers to prevent VOC emissions. **AQ-7.** During project construction, the following measures in the below table shall be implemented, to the satisfaction of the City of Ontario, to address compliance with South Coast Air Quality Management District Rule 403. Note: Table 2: Grand Park Specific Plan Air Quality Mitigation Measure AQ-7, on the last past of this Mitigation Monitoring and Reporting Program, identifies each of the measures to be implemented. **AQ-8.** During project construction, the following measures shall be implemented to the satisfaction of the City of Ontario: a) Construct or build with materials that do not require painting or use pre-painted construction materials to the extent feasible. b) Daily soil disturbance shall be limited to no more than 5.0 acres per day. c) All clearing, grading, earth moving, or excavation activities shall cease when winds (as instantaneous gusts) exceed 25 miles per hour.	During construction During construction. During grading and construction.	Developer , contractor and City Building Official. Developer, contractor, and City Building Official. Developer, contractor and City Building Official			
Air Quality and Greenhouse Gas Emissions	Long-term operations would exceed the daily thresholds established by the South Coast Air Quality Management District for VOC, NO_x, and PM_{10}. Expose sensitive receptors to substantial pollutant concentrations.	**AQ-4.** During operation, the following land use and building mitigation measures shall be implemented to the satisfaction of the City of Ontario that would assist in reducing both criteria pollutant and greenhouse gas emissions. a) Require that new development projects prepare a demolition plan to reduce waste by recycling and/or salvaging nonhazardous construction and demolition debris.	Prior to the issuance of building permits During operation of the project	Developer, contractor and City Building Official City Planning Director			

	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.	b) 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 c) Mitigate climate change by decreasing heat gain from pavement and other hard surfaces associated with infrastructure. d) Require the use of Energy Star appliances and fixtures in discretionary new development. e) 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 f) 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. g) Implement enhanced programs to divert solid waste from landfill operations h) Create and preserve distinct, identifiable neighborhoods whose characteristics support pedestrian travel, especially within, but not limited to, mixed-use and transit oriented development areas i) Provide continuous sidewalks with shade trees and landscape strips to separate pedestrians from traffic.					
Air Quality and Greenhouse Gas Emissions	Long-term operations would exceed the daily thresholds established by the South Coast Air Quality Management District for VOC, NO_x, and PM_{10}. Expose sensitive receptors to substantial pollutant concentrations. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.	**AQ-5.** During operation, the following transportation mitigation measures shall be implemented to the satisfaction of the City of Ontario that would assist in reducing both criteria pollutant and greenhouse gas emissions. a) 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). b) Reduce required road width standards wherever feasible to calm traffic and encourage alternative modes of transportation. c) Add bicycle facilities to city streets and public spaces, where feasible. d) Ensure new development is designed to make public transit a viable choice for residents e) Ensure transit stops and bus lanes are safe, convenient, clean, sheltered, well-lit, and efficient. f) Provide access for pedestrians and bicyclist to public transportation through construction of dedicated paths, where feasible g) Require all new traffic lights installed be energy efficient traffic signals.	During operation of the project	City Planning Director			
Air Quality and Greenhouse Gas Emissions	Long-term operations would exceed the daily thresholds established by the South Coast Air Quality Management District for VOC, NO_x, and PM_{10}.	**AQ-6.** During operation, the following landscape and water conservation mitigation measures shall be implemented to the satisfaction of the City of Ontario that would assist in reducing both criteria pollutant and greenhouse gas emissions. a) Reduce per capita water consumption consistent with state law	During operation of the project	City Planning Director			

	Expose sensitive receptors to substantial pollutant concentrations. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.	by 2020. b) Promote the use of recycled water, including grey water systems for residential irrigation. c) Implement building design guidelines and criteria developed by the City to promote water efficient building design, including minimizing the amount of non-roof impervious surfaces around the building(s). d) Ensure water-efficient infrastructure and technology are used in new construction, including low-flow toilets and shower heads, moisture-sensing irrigation, and other such advances. e) Require the use of reclaimed water for landscape irrigation in all new development and on public property where such connections are within the service boundaries of the City's reclaimed water system. f) Require all new landscaping irrigation systems installed within the project 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. g) Requiring planting drought-tolerant and native species, and covering exposed dirt with moisture-retaining mulch or other materials such as decomposed granite. h) Promote planting of deciduous or evergreen low-VOC producing shade trees emphasizing native trees and vegetation.					
Biological Resources	Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations by the CDFG or USFWS.	**Burrowing Owl** **BIO-1.** Suitable habitat for burrowing owl (BUOW) is present on the site, therefore, prior to issuance of a grading permit, the project applicant shall have a biologist conduct focused protocol surveys for BUOW to map the location of suitable burrows, if any, and to formally determine presence or absence on the project site. Four focused surveys shall be conducted with at least one survey between 15 February and 15 April, and three surveys, at least three weeks apart, between 15 April and 15 July, with at least one survey after 15 June. The first focused survey can coincide with mapping of suitable burrows. If no BUOW are found but suitable habitat is still present, repeat pre-construction surveys should be conducted not more than 30 days prior to initial ground-disturbing activity. If BUOW is found during the focused surveys, the following mitigation measures should be implemented prior to the BUOW nesting season (February 1 through August 31). Avoidance: No disturbance should occur within 160 feet (50 m) of occupied burrows during the non-breeding season, which extends between September 1 and January 31. No disturbance should occur within 250 feet (75 m) during the breeding season. In addition, a minimum of 6.5 acres of foraging habitat must be preserved contiguous with occupied burrow sites for each pair of breeding burrowing owls (with or without dependent young) or single unpaired resident bird.	Prior to issuance of Grading Permit (focused protocol surveys) Two to four weeks prior to commencement of ground-disturbing activities (pre-construction nesting bird survey)	Developer, Consulting Biologist, City of Ontario Planning Director and CFWS designated contact			

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<td>On-site mitigation: If the avoidance requirements cannot be met, then passive relocation should be implemented; this measure can only be implemented during the non-breeding season. Passive relocation is conducted by encouraging owls to move from occupied burrows to alternate natural or artificial burrows that are beyond 160 feet (50 m) from the impact area and are within or contiguous to a minimum of 6.5 acres of foraging habitat for each pair relocated. On-site habitat should be preserved in a conservation easement and managed to maintain BUOW habitat. Owls should also be excluded from burrows in the immediate impact area and within a 160-foot (50 m) buffer of the impact area by installing one-way doors in burrow entrances. These exclusion doors must be left on the burrows for 48 hours to ensure that owls have left the burrows before excavation occurs. One alternate natural or artificial burrow should be provided for each burrow that will be directly impacted. The impact area should be monitored for 1 week to ensure owl use of alternate burrows before excavation begins. When possible, burrows should be manually excavated and refilled to prevent re-occupation of burrows in the impact area.

Off-site mitigation: If the project will impact suitable habitat on-site below the threshold level of 6.5 acres per relocated pair or single bird, the habitat should be replaced off-site. Off-site habitat must be suitable and approved by CDFG, and the land should be placed in a conservation easement in perpetuity and managed for BUOW habitat. Off-site habitat preservation should be provided as summarized in the table below:
<table>
<tr><th>Mitigation Type</th><th>Mitigation Ratio per pair or single BUOW</th></tr>
<tr><td>Replacement of occupied habitat with occupied habitat</td><td>1.5 times 6.5 (9.75) acres</td></tr>
<tr><td>Replacement of occupied habitat with habitat contiguous to currently occupied habitat</td><td>2 times 6.5 (13.0) acres</td></tr>
<tr><td>Replacement of occupied habitat with suitable unoccupied habitat</td><td>3 times 6.5 (19.5) acres</td></tr>
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<td>Biological Resources</td>
<td>Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations by the CDFG or USFWS.

Implementation of the project in combination with the other related projects would result in the conversion of agricultural land uses to urban uses and elimination of the majority of windrows that, when used</td>
<td>BIO-2. Nesting Birds. The project applicant will have a biologist prepare a pre-construction nesting bird survey, which will be required prior to any vegetation removal or ground disturbance activities. Any activity that may potentially cause a nest failure, requires a biological monitor including soil sampling, and tree removal.
Removal of any trees, shrubs, or any other potential nesting habitat shall be conducted outside the avian nesting season. The nesting season generally extends from early February through August, but can vary slightly from year to year based upon seasonal weather conditions.</td>
<td>Prior to commencement of ground-disturbing activities (pre-construction nesting bird survey)</td>
<td>Developer, Contractor, Consulting Biologist, and City of Ontario Planning Director</td>
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	together, provide foraging habitat for migratory birds.	If suitable nesting habitat must be removed during the nesting season, a qualified biologist shall conduct a nesting bird survey to identify any potential nesting activity. If active nests are observed, construction activity must be prohibited within a buffer around the nest, as determined by a biologist, until the nestlings have fledged. Because the proposed project will result in the loss of eucalyptus tree windrows, which provide potential foraging and nesting habitat for raptors, the proposed project will be subject to paying mitigation fees for the cumulative losses of raptor nesting and foraging habitat. This will mitigate the impact below a level significance. Prior to issuance of grading permit(s), Project applicant(s) shall pay their fair share towards the $22.7 million for the habitat land acquisition within the Chino/El Prado Basin Area that shall serve as the designated Waterfowl and Raptor Conservation Area (WRCA). The fee shall be paid in accordance with the September 10, 2002 modification to NMC GPA Policy 18.1.12 and Implementation Measure I-6, that state a 145-acre WRCA shall be provided through either a mitigation land bank, or by purchasing a property through development mitigation/impact fees. The habitat land acquisition shall be managed by Land Conservancy, a non-profit organization selected by the City and The Endangered Habitat's League and the Sierra Club.	Prior to issuance of Grading Permits (payment of fair share fees)	Developer and city of Ontario Planning Director			
Cultural Resources	Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5	**CUL-1.** Prior to demolition of the structure complex located at 10084 Eucalyptus, the complex shall be recorded onto DPR523 forms.	Prior to issuance of Grading Permit	Developer, Consulting Archaeologist			
Cultural Resources	Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5	**CUL-2.** Cultural resource mitigation monitoring is required, within the constraints found in Mitigation Measure CUL-2 during all project-related earthmoving in the Specific Plan. The monitoring must be headed by a City-approved Project Archaeologist, who may choose to use qualified field representatives (Inspector) during earthmoving. The Project Archaeologist must create a mitigation-monitoring plan prior to a City approved pregrade meeting. The mitigation monitoring plan document must contain a description of how and where historical and/or prehistoric artifacts will be curated if found during monitoring by the archaeological Inspector.	Prior to Grading (evidence of monitoring plan)	Developer, Consulting Archaeologist, and City Planning Director			
Cultural Resources	Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5	**CUL-3.** Mitigation/monitoring by a qualified archaeological Inspector should take place on the project site once project-related excavations reach 4 feet below current grade, except within parcel #0218-241-15, where Inspections should begin once 2 feet below current grade.	During Grading	Developer, contractor and Consulting Archaeologist			
Cultural Resources	Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5	**CUL-4.** If, during the implementation of CUL-3, any historic or prehistoric cultural resources are inadvertently discovered by the archaeological Inspector, the find(s) must be blocked off from further construction-related disturbance by at least 50 feet, and the Project Archaeologist must then determine whether the find is a historic resource as is defined under §15064.5(a)(3) of the CEQA Guidelines. If the find(s) is not found to be a historic resource, it must be recorded onto DPR523 form sets and project-related	During Grading	Developer, Contractor and Consulting Archaeologist			

		excavation can then continue. If the find(s) is determined to be a historic resource, appropriate measures associated with impacts to such resources could include avoidance, capping, incorporation of the site in greenspace, parks or open space, or data recovery excavation of the find(s). No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect or appropriately mitigate the significant resource. Any archaeological artifacts recovered as a result of mitigation shall be donated to a qualified scientific institution approved by the Lead Agency where they would be afforded long-term preservation to allow future scientific study.					
Cultural Resources	Cause a substantial adverse change in the significance of a paleontological resource.	**CUL-5.** Once project-related excavations reach 15 feet in any one location in the Specific Plan, the City of Ontario shall require that a qualified Paleontologist be brought to the area(s) that have been cut at that depth and inspect the cut(s) to determine if the potential for impacts to fossil resources has risen from "low" to "moderate." If the potential for impacts has indeed risen to "moderate," then the City shall require that a qualified Paleontological Inspector monitor all cuts until all deep excavations are completed. Mitigation for impacts to any vertebrate finds shall follow all professional standards and any finds shall be offered to a museum the City names.	During Grading	Developer, Contractor and Consulting Paleontologist			
Geology and Soils	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse.	**GEO-1.** Future development of urban uses on-site shall implement all applicable recommendations contained the geotechnical reports related to design, grading, and construction, to the satisfaction of the City Building Department, including the following: • During construction activities, the developer shall be required to perform removal and recompaction of compressible surficial soils for surficial materials with depths of five to eight feet below the existing ground surface in order to mitigate excessive materials settlement. Deeper removals shall be necessary in areas located between boreholes and test pits. Ultimate removal depths shall be determined based on observation and testing by the geotechnical consultant during grading operations. • Prior to grading activities, the developer shall remove all manure and organic-rich soil and dispose of it off-site. In addition, additional testing of organic-rich soils shall be performed following removal of the manure to more accurately determine the actual depth and extent of excessive organic-rich soil that my also require removal from the remainder of the project site. Removals shall be monitored by the geotechnical consultant of record. • Prior to grading operations, the developer shall export existing manure and organic-rich topsoil, as well as vegetation, off the property. For any remaining soils, exhibiting any organic content greater than one percent shall be thoroughly mixed with other soils during remedial grading. • During grading activities, contingencies shall be made for balancing earthwork quantities based on actual shrinkage and	Prior to approval of grading plans.	Developer and City of Ontario Building Official			

		subsidence. • Design and construct structures according to Chapter 16 of the 2010 California Building Code. • Rocks exceeding 12 inches in diameter shall be reduced in size or removed from the project site. • Reinforced steel in contact with soil shall use Type II Modified Portland Cement in combination with a 3-inch concrete cover.					
Hazards and Hazardous Materials	Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials. Create a hazard to the public or environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.	**HAZ-1.** Prior to issuance of a grading permit, the Project Applicant shall hire a qualified environmental consultant to excavate and dispose of contaminated soils, or treat in-situ (in place), in accordance with applicable regulatory requirements. If during grading activities additional contamination is discovered, grading within such an area shall be temporarily halted and redirected around the area until the appropriate evaluation and follow-up measures are implemented so as to render the area suitable for grading activities to resume.	Prior to issuance of Grading Permit.	Developer, Contractor and City of Ontario Building Official			
Hazards and Hazardous Materials	Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials. Create a hazard to the public or environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment	**HAZ-2.** Prior to demolition and/or renovation activities, all fluorescent light ballasts and pole-mounted transformers shall be inspected for PCBs. Any PCB-containing fluorescent light ballasts and/or transformers shall be disposed of in accordance with applicable regulatory requirements.	Prior to Demolition and Grading Permits	Developer and City of Ontario Building Official			
Hazards and Hazardous Materials	Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials. Create a hazard to the public or environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment	**HAZ-3.** During removal of on-site gasoline and diesel USTs, soil sampling shall be conducted below and in the immediate vicinity of the UST and associated piping. The Project Applicant shall submit the results of the soil survey to the City of Ontario (City) Building Department. If soil contamination is found, it shall be removed or remediated in accordance with applicable regulatory requirements.	Prior to Grading Permit	Developer and City of Ontario Building Official			
Hazards and Hazardous Materials	Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials. Create a hazard to the public or environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment	**HAZ-4.** Prior to issuance of demolition permits, the Project Applicant shall submit verification to the City Building Department that an asbestos survey has been conducted at all existing buildings located on the project site. If asbestos is found, the Project Applicant shall follow all procedural requirements and regulations of South Coast Air Quality Management District Rule 1403.	Prior to Demoliton and Grading Permits	Developer and City of Ontario Building Official			
Hazards and Hazardous Materials	Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials.	**HAZ-5.** Prior to issuance of demolition permits, the Project Applicant shall submit verification to the City Building Department that a lead-based paint survey has been conducted at all existing buildings located on the project site. If lead-based paint is found, the Project Applicant shall follow all procedural requirements and	Prior to Demoliton and Grading Permits	Developer and City of Ontario Building Official			

	Create a hazard to the public or environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment	regulations for proper removal and disposal of the lead-based paint.					
Hazards and Hazardous Materials	Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials. Create a hazard to the public or environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment	**HAZ-6.** Prior to issuance of grading or building permits, the Project Applicant shall hire a qualified environmental consultant to perform a Phase I Environmental Site Assessment and methane gas survey for the Lee Property (Property B) and the Morris Property (Property F) not previously investigated. The applicant shall adhere to and implement all applicable recommendations in the Phase I and methane reports to address any potential hazards in these portions of the project area.	Prior to issuance of Grading and Building Permits	Developer and City of Ontario Building Official			
Hazards and Hazardous Materials	Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials. Create a hazard to the public or environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment	**HAZ-7.** The Project Applicant shall implement all applicable recommendations for grading activities contained in the methane soil gas reports prepared for the properties within proposed Specific Plan area to the satisfaction of the City Building Department. This shall include a post-construction soil gas investigation and installation of methane mitigation systems where post-grading methane levels exceed 5,000 ppm (0.5 percent), should any such levels occur.	During Grading and post-Construction	Developer and City of Ontario Building Official			
Hydrology and Water Quality	Violate any water quality standards or waste discharge requirements. Substantially alter the existing drainage pattern of the site or area. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.	a) Hydrology and Drainage **HWQ-1.** Local storm drain facilities shall be sized to convey the 10- and/or 100-year storm event per a final drainage plan reviewed and approved by the City Engineer, or per the requirements of other applicable agencies.	Prior to issuance of Grading Permits and during grading.	Developer and City of Ontario Engineer			
Hydrology and Water Quality	Violate any water quality standards or waste discharge requirements. Substantially alter the existing drainage pattern of the site or area.	a) Hydrology and Drainage **HWQ-2.** The project applicant(s) shall obtain approval from affected public agencies for the storm drain connection from the on-site collection system to NMC Master Plan storm drain facilities.	Prior to issuance of Grading Permits and during grading.	Developer and City of Ontario Engineer			
Hydrology and Water Quality	Violate any water quality standards or waste discharge requirements. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.	b) Construction Water Quality **HWQ-3.** The project applicant(s) for future development projects shall prepare and submit a Notice of Intent to comply with the Construction General Permit to the California State Water Resources Board.	Prior to issuance of Grading Permits and during grading.	Developer and City of Ontario Engineer			

Hydrology and Water Quality	Violate any water quality standards or waste discharge requirements. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.	b) Construction Water Quality **HWQ-4.** The project applicant(s) shall prepare a Stormwater Pollution Prevention Plan (SWPPP) per requirements of the Construction General National Pollutant Discharge Elimination System (NPDES) Permit.	Prior to issuance of Grading Permits and during grading.	Developer and City of Ontario Engineer			
Hydrology and Water Quality	Violate any water quality standards or waste discharge requirements. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.	b) Construction Water Quality **HWQ-5.** Project-related construction activities shall implement stormwater quality BMPs, as required by the project's SWPPP, which may include, but are not limited to, any of the following: Employee and Subcontractor Training – Have a training session for employees and subcontractors to understand the need for implementation and usage of BMPs.	Prior to issuance of Grading Permits and during grading.	Developer and City of Ontario Engineer			
Hydrology and Water Quality	Violate any water quality standards or waste discharge requirements. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.	c) Operational Water Quality **HWQ-6.** The project applicant(s) shall prepare a WQMP addressing post-construction water quality BMPs.	Prior to issuance of Grading Permits and during grading.	Developer and City of Ontario Engineer			
Noise	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.	b) Operation Mitigation Measures The following mitigation measure is recommended to reduce the noise impacts from the proposed project: **E-4.** Active recreational uses that are likely to draw cheering crowds, elicit loud play, or have amplified game announcements (i.e., stadiums, soccer fields, tennis courts, basketball courts, etc.) shall be located within the park's interior and away from surrounding residential and "noise sensitive" uses.	Prior to issuance of Building Permits	Developer and City of Ontario Building Official			
Noise	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.	b) Operation Mitigation Measure The following mitigation measure is recommended to reduce the noise impacts from the proposed project: **E-5.** Educational and recreational land uses (including educational campus, parks, and stadiums) shall be designed in such a manner that: • locate and orient vehicle access points away from residential and/or noise sensitive parcels. • locate loading and shipping facilities away from adjacent noise sensitive uses; • incorporate structural building materials that mitigate sound transmission; • minimize the use of outside speakers and amplifiers; • configure interior spaces to minimize sound amplification and transmission; and	Prior to issuance of Building Permits	Developer and City of Ontario Building Official			

		• incorporate fences, walls landscaping and other noise buffers and barriers between incompatible uses, as appropriate.					
Noise	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.	**b) Operation Mitigation Measure** The following mitigation measure is recommended to reduce the noise impacts from the proposed project: **E-6.** Sound barrier walls or earth berms of sufficient height and length shall be provided to reduce exterior noise levels to 65 CNEL or lower at outdoor noise sensitive uses, including residential backyards/courtyards and school playgrounds. Prior to the issuance of grading permits, an acoustical analysis report shall be prepared by a qualified acoustical consultant and submitted to the City Planning Department by the developer. The report shall specify the noise barriers' height, location, and types capable of achieving the desired mitigation affect.	Prior to issuance of Building Permits	Developer and City of Ontario Building official			
Noise	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.	**b) Operation Mitigation Measure** The following mitigation measure is recommended to reduce the noise impacts from the proposed project: **E-7.** Parks if placed in the development areas where noise from traffic exceeds or is forecasted to exceed 70 dBA CNEL shall incorporate the following: • Sound barrier walls or earth berms of sufficient height and length shall be designed by a qualified acoustical consultant to reduce exterior noise levels to 70 CNEL or lower; or • Passive recreation areas, such as picnic tables, shall be located away from the roadway as far as possible.	Prior to issuance of Building Permits	Developer and City of Ontario Building Official			
Noise	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.	**b) Operation Mitigation Measure** The following mitigation measure is recommended to reduce the noise impacts from the proposed project: **E-8.** Prior to the issuance of building permit, an acoustical analysis shall be prepared by a qualified acoustical consultant for all new residential developments that are within 65 dBA CNEL or higher, for the purpose of documenting that an acceptable interior noise level of 45 dBA (CNEL) or below will be achieved with the windows and doors closed. The report shall be submitted at plan check to the City for approval.	Prior to issuance of Building Permits	Developer and City of Ontario Building Official			
Noise	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.	**a) Construction Mitigation Measure** Construction-related noise has the potential to result in significant impacts at sensitive receptors. Thus, the following measures are recommended to minimize construction-related noise impacts: **E-1.** All project construction vehicles or equipment, fixed or mobile, be equipped with standard and properly operating and maintained mufflers.	Prior to issuance of Grading Permits	Developer and City of Ontario Building Official			
Noise	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.	**a) Construction Mitigation Measure** Construction-related noise has the potential to result in significant impacts at sensitive receptors. Thus, the following measures are	Prior to issuance of Grading Permits	Developer and City of Ontario Building Official			

		recommended to minimize construction-related noise impacts: **E-2.** Stockpiling and/or vehicle staging areas to be located as far as practical from existing residential units on and off the project site.					
Noise	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.	**a) Construction Mitigation Measure** Construction-related noise has the potential to result in significant impacts at sensitive receptors. Thus, the following measures are recommended to minimize construction-related noise impacts: **E-3.** Whenever feasible, schedule the noisiest construction operations to occur together to avoid continuing periods of the greatest annoyance.	Prior to issuance of Grading Permits	Developer and City of Ontario Building Official			
Transportation and Circulation	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit. Conflict with an applicable congestion management program, including but not limited to level of service standards, and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.	**L-1:** Archibald Avenue / SR-60 WB Ramps The project shall contribute fair share development impact fees towards the following improvements to be completed as part of the freeway interchange improvement project included in the SANBAG 2010-2040 Measure I Nexus Study. The City will determine the fair share contribution from the proposed project contingent upon need at the time of Grand Park Specific Plan approval. • Provide an additional exclusive NB left-turn lane • Re-stripe the SB shared through/right-turn lane as an exclusive right-turn lane and provide an additional exclusive SB right-turn lane • Re-stripe the WB shared left-turn/through lanes as a shared left-turn/right-turn lane and provide an additional exclusive WB left-turn lane	Prior to issuance of Building Permits	Developer and City of Ontario City Engineer			
Transportation and Circulation	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit. Conflict with an applicable congestion management program, including but not limited to level of service standards, and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.	**L-2:** Archibald Avenue / SR-60 EB Ramps The project shall contribute fair share development impact fees towards the following improvements to be completed as part of the freeway interchange improvement project included in the SANBAG 2010-2040 Measure I Nexus Study. The City will determine the fair share contribution from the proposed project contingent upon need at the time of Grand Park Specific Plan approval. • Re-stripe the NB shared through/right-turn lane as an exclusive right-turn lane • Provide an additional exclusive SB left-turn lane • Re-stripe the EB shared left-turn/through lanes as a shared left-turn/right-turn lane and provide an additional exclusive EB left-turn lane	Prior to issuance of Building Permits	Developer and City of Ontario City Engineer			
Transportation and	Conflict with an applicable plan, ordinance or	**L-3:** Traffic Signals	Prior to issuance of Building	Developer and City of Ontario			

Circulation	policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit. Conflict with an applicable congestion management program, including but not limited to level of service standards, and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.	Contingent upon need at the time of Specific Plan approval, the project shall construct or pay prior to issuance of building permits its fair share towards the installation of traffic signals at the following locations: ▪ Edison Avenue / A Street ▪ Edison Avenue / Turner Avenue ▪ Haven Avenue / Park Street ▪ Archibald Avenue / Park Street The project shall pay its fair share towards the need to modify the existing traffic signal at the following location: ▪ Archibald Avenue / Edison Avenue	Permits	City Engineer			

Table 2: Grand Park Specific Plan Air Quality Mitigation Measure AQ-7

Best Available Control Measure[1]	Associated Measure in CalEEMod [2]
Clearing and Grubbing 02-1 Maintain stability of soil through pre-watering of site prior to clearing and grubbing. 02-2 Stabilize soil during clearing and grubbing activities. 02-3 Stabilize soil immediately after clearing and grubbing activities. Earth Moving Activities 08-1 Pre-apply water to depth of proposed cuts 08-2 Re-apply water as necessary to maintain soils in a damp condition and to ensure that visible emissions do not exceed 100 feet in any direction 08-3 Stabilize soils once earth-moving activities are complete	Water exposed surfaces three times per day Soil stabilizers for unpaved roads Pre-water to 12 percent
Import/Export of Bulk Materials 09-1 Stabilize material while loading to reduce fugitive dust emissions. 09-2 Maintain at least six inches of freeboard on haul vehicles. 09-3 Stabilize material while transporting to reduce fugitive dust emissions. 09-4 Stabilize material while unloading to reduce fugitive dust emissions. 09-5 Comply with Vehicle Code Section 23114.	Water exposed surfaces three times per day
Landscaping 10-1 Stabilize soils, materials, slopes Guidance: Apply water to materials to stabilize; maintain materials in a crusted condition; maintain effective cover over materials; stabilize sloping surfaces using soil until vegetation or ground cover can effectively stabilize the slopes; hydroseed prior to rain season.	Replace ground cover in disturbed areas when unused for more than 10 days
Staging Areas 13-1 Stabilize staging areas during use by limiting vehicle speeds to 15 miles per hour.	Reduce speed on unpaved roads to 15 miles per hour.
Traffic Areas for Construction Activities 15-1 Stabilize all off-road traffic and parking areas. 15-2 Stabilize all haul routes. 15-3 Direct construction traffic over established haul routes. Guidance: Apply gravel/paving to all haul routes as soon as possible to all future roadway areas; barriers can be used to ensure vehicles are only used on established parking areas/haul routes.	Water exposed surfaces three times per day
Sources: 1 SCAQMD Rule 403 2 Applied in CalEEMod - output in Appendix A.	

Note: See Table 1 for implementation timing and responsibility.