

SECTION 10.0: MITIGATION MONITORING PROGRAM

The analysis in Section 4.0, *Environmental Impact Analysis*, of this EIR indicates that potentially significant adverse environmental impacts may occur with the proposed Wal-Mart Supercenter. The project 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. The mitigation measures for the project would be adopted by the City of Ontario, in conjunction with the certification of the Final EIR.

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(s). 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 Ontario Wal-Mart Supercenter. The purpose of the MMRP is to ensure that the project complies with all applicable environmental mitigation and permit requirements. The MMRP for the proposed project designates the developer as responsible for the implementation of mitigation measures and the City of Ontario as responsible for verification for 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 to the proposed project. In addition, the following language shall be incorporated as part of the Council's findings of fact, and in compliance with 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 the development of the Ontario Wal-Mart Supercenter;*
- *That through conditions of approval, prior to the recordation of the final map, certificate of occupancy, and/or building permit for the project, the City of Ontario shall ensure 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.*

10.1 STANDARD CONDITIONS

Table 10-1, *Standard Conditions*, lists the standard conditions which will be implemented as part of the proposed Ontario Wal-Mart Supercenter. 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 the project. This does not excuse the project 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 10-1 STANDARD CONDITIONS			
Standard Conditions	Responsible Party	Time Frame for Implementation	Department or Agency Responsible for Monitoring
Transportation and Circulation			
Standard Condition 4.4.1: The project shall pay development impact fees, which will be used to fund intersection and roadway improvements in City.	Developer	Plan check	Plan Check by Building Department
Standard Condition 4.4.2: The project shall comply with City's Trip Reduction Ordinance requirements, through the provision of bike racks, employee carpool parking, pedestrian walkways, and loading areas to encourage the use of alternative modes of transportation.	Developer	Plan check	Plan Check by Building Department
Standard Condition 4.4.3: The project 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: The project shall implement a traffic control plan for construction activities that may affect traffic flows near the site. The plan shall be developed in accordance with the guidelines in the Manual on Uniform Traffic Control Devices (MUTCD) and the City's Traffic/Transportation Construction Specifications and as approved by the City Traffic Engineer.	Developer/ Contractor	During construction	Field Inspections by Building Department
Standard Condition 4.4.5: Construction work on public rights-of-way shall be performed in accordance with City regulations and the Standard Specifications for Public Works Construction (Greenbook) and Title 7, Chapter 3 (Public Rights-of-Way) of the Ontario Municipal Code.	Developer/ Contractor	During construction	Field Inspections by Building Department
Standard Condition 4.4.6: Truck routes and restrictions shall be posted at the site driveways to restrict truck travel to designated truck routes.	Developer/ Contractor	During construction	Field Inspections by Building Department
Standard Condition 4.4.7: Adequate sight distance at access driveways shall be provided, as reviewed and approved by the City, with respect to Caltrans, County of San Bernardino, and City of Ontario standards, at the time of preparation of the final grading, landscape and street improvement plans. This will allow the City to review the final design plans for road improvements and to verify that the roads and driveways do not include any sharp turns, blind spots, or unnecessary landscaping or brush that might result in a safety hazard.	Developer/ Contractor	Plan check	Plan Check by Building Department
Air Quality			
Standard Condition 4.5.1: The project shall comply with SCAQMD Rule 403 regarding fugitive dust control	Developer/ Contractor	During Construction	Field Inspections by Building Department

TABLE 10-1
STANDARD CONDITIONS

Standard Conditions	Responsible Party	Time Frame for Implementation	Department or Agency Responsible for Monitoring
measures to be implemented during demolition and construction <u>activities</u>. These measures include: 1.The simultaneous disturbance of the site shall be minimized as much as possible. 2.The proposed project shall comply with SCAQMD established minimum requirements for construction activities to reduce fugitive dust and PM₁₀ emissions. A plan to control fugitive dust through the implementation of best available control measures shall be prepared and submitted to the City of Ontario for approval prior to the issuance of demolition and grading permits. The plan shall specify the dust control measures to be implemented. 3.The project proponent shall comply with all applicable SCAQMD Rules and Regulations including Rule 403 insuring the clean up of construction related dirt on approach routes to the site. Rule 403 prohibits the release of fugitive dust emissions from any active operation, open storage pile, or disturbed surface area visible beyond the property line of the emission source. Particulate matter deposition on public roadways is also prohibited. 4.Adequate watering techniques shall be employed to mitigate the impact of construction related dust particulates. Portions of the site that are undergoing earth moving operations shall be watered such that a crust will be formed on the ground surface, and then watered again at the end of each day. The minimum watering frequency for exposed surfaces shall be three times daily. 5.Any vegetative cover to be utilized onsite shall be planted as soon as possible to reduce the disturbed area subject to wind erosion. Irrigation systems required for these plants shall be installed as soon as possible to maintain good ground cover and to minimize wind erosion of the soil. 6.Inactive sites shall be stabilized and all stockpiles of material shall be covered if left unattended for more than 72 hours. 7.Any construction access roads (other than temporary access roads) shall be paved as soon as possible and cleaned after each work day. The maximum vehicle speed on unpaved roads shall be 15 mph. 8.1. Grading operations shall be suspended during first stage ozone episodes or when winds exceed 25 mph. A high wind response plan shall be formulated for enhanced dust control if winds are forecast to exceed 25 mph in any coming 24 hour period. (EIR for Amendment No. 1 and Supplemental EIR for Mountain Village Specific Plan) Standard Condition 4.5.2: The project shall comply with City's Trip Reduction Ordinance requirements, through the provision of bike racks, preferential carpool parking,	Developer	Plan check	Plan check by Building Department

TABLE 10-1 STANDARD CONDITIONS			
Standard Conditions	Responsible Party	Time Frame for Implementation	Department or Agency Responsible for Monitoring
pedestrian walkways, and loading areas to encourage the use of alternative modes of transportation. (EIR for Amendment No. 1 and Supplemental EIR for Mountain Village Specific Plan)			
Standard Condition 4.5.3: The proposed project 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 Uniform Building Code. (Supplemental EIR for Mountain Village Specific Plan)	Developer	Plan check	Plan check by Building Department
Standard Condition 4.5.4: The project shall comply with SCAQMD Rules 431.1 and 431.2 regarding the use of low sulfur fuel in stationary equipment. (Supplemental EIR for Mountain Village Specific Plan)	Developer/ Contractor	During construction	Field Inspections by Building Department
Standard Condition 4.5.5: The project shall comply with SCAQMD Rule 1403, as part of demolition remediation.	Developer/ Contractor	During construction	Field Inspections by Building Department
Standard Condition 4.5.6: The project shall comply with SCAQMD Rule 2202 regarding the implementation of motor vehicle mitigation options to reduce emissions generated by employee commutes.	Developer	Plan check	Plan Check by Building Department
Standard Condition 4.5.7: The project shall comply with pertinent SCAQMD rules and regulations for equipment used at the site .	Developer	Plan check	Plan Check by Building Department
Noise Standard Condition 4.6.1: The construction and operation of the project shall comply with the City's noise regulations in the Ontario Development Code.	Developer/ Contractor	Construction phase	Site inspections by Building Department
Geology and Soils Standard Condition 4.7.1: The project shall comply with seismic design criteria in the California Building Code, the City's building standards, and other pertinent building regulations.	Developer/ Contractor	Construction phase	Site Inspections by Building Department
Standard Condition 4.7.2: The project shall implement erosion control measures during demolition and construction activities at the site, as required by the City.	Developer/ Project Engineer	Engineering Design	Plan Check by Building Department
Standard Condition 4.7.3: Recommendations of the Geotechnical Investigation for the project site, as they pertain to structural design and construction recommendations for earthwork (clearing and grubbing, excavation, subgrade preparation, material for fill, placement and compaction of fill, shrinkage and subsidence, trench/wall backfill, observation and testing), foundation design (foundation type, allowable bearing pressure, footing widths and embedments, estimated settlement, lateral load resistance, foundation concrete, footing excavation observation) building floor labs, lateral earth pressures, corrosivity, drainage,	Developer/ Project Engineer	Engineering Design	Plan Check by Building Department

Mitigation Monitoring Program (continued)

TABLE 10-1 STANDARD CONDITIONS			
Standard Conditions	Responsible Party	Time Frame for Implementation	Department or Agency Responsible for Monitoring
exterior concrete and masonry flatwork, slopes, and paved areas shall be implemented for building construction.			
Hydrology and Water Quality Standard Condition 4.8.1: The project shall comply with Title 6, Chapter 6 (Stormwater Drainage System) of the Ontario Municipal Code and the NPDES General Permit for Construction Activity, which require projects on one acre or more to notify the RWQCB and implement a Stormwater Pollution Prevention Plan (SWPPP) for construction activities. (Supplemental EIR for Mountain Village Specific Plan)	Developer/ Contractor	Construction phase	Site Inspections by Building Department
Standard Condition 4.8.2: The project shall comply with Title 6, Chapter 6 (Stormwater Drainage System) of the Ontario Municipal Code and the NPDES regarding the preparation and implementation of a Water Quality Management Plan for on-site runoff mitigation and treatment and other best management practices for permanent stormwater pollutant mitigation. (Supplemental EIR for Mountain Village Specific Plan)	Developer/ Project Engineer	Engineering Design	Plan Check by Building Department
Standard Condition 4.8.3: The project shall provide the necessary on-site and off-site storm drain infrastructure, in order to prevent the creation of flood hazards, as approved by the Ontario City Engineer. (EIR for Amendment No. 1)	Developer/ Project Engineer	Engineering Design	Plan Check by Building Department
Standard Condition 4.8.4: The project shall pay storm drain impact fees, as required by the City. (Supplemental EIR for Mountain Village Specific Plan)	Developer	Plan check	Plan Check by Building Department
Standard Condition 4.8.5: The project shall prepare a hydrology study as part of the final construction documents for review and approval by the City. (Supplemental EIR for Mountain Village Specific Plan)	Developer/ Project Engineer	Plan check	Plan Check by Building Department
Biological Resources Standard Condition 4.9.1: The removal or relocation of parkway trees along Mountain Avenue shall require a permit from the Ontario Department of Public Works and the planting of replacement trees, in accordance with Title 10, Chapter 2 (Parkway Trees) of the Ontario Municipal Code.	Developer	Site Planning	Plan Check by Building Department
Public Services and Recreation Standard Condition 4.11.1: The project shall comply with the City's Building Security Ordinance, through the provision of security alarm systems, locking devices, building addresses, exterior lighting, and construction site security, as required under Title 4, Chapter 11 (Security Standards for Buildings) of the Ontario Municipal Code. To ensure compliance, the project's security plan shall be subject to review and approval by the Ontario Police Department. (EIR for Amendment No. 1 and Supplemental EIR for Mountain Village Specific Plan)	Developer/ Project Architect	Building Design	Plan Check by Ontario Police Department

Mitigation Monitoring Program (continued)

TABLE 10-1 STANDARD CONDITIONS			
Standard Conditions	Responsible Party	Time Frame for Implementation	Department or Agency Responsible for Monitoring
Standard Condition 4.11.2: The project shall pay development impact fees, which would assist in funding the needed public facility expansion and service improvements needed to provide adequate police protection and law enforcement services to the proposed project.	Developer	Plan Check	Plan Check by Building Department
Standard Condition 4.11.3: The project shall be subject to building and site plan review by the 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. (EIR for Amendment No. 1 and Supplemental EIR for Mountain Village Specific Plan)	Developer/ Project Engineer	Building Design	Plan Check by Ontario Fire Department
Standard Condition 4.11.4: The project 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 the proposed project.	Developer	Plan Check	Plan Check by Building Department
Standard Condition 4.11.5: The project shall pay school impact fees to the Ontario-Montclair School District and Chaffey Joint Union High School District prior to the issuance of the Certificate of Occupancy, which would fund school services in the project area. (EIR for Amendment No. 1 and Supplemental EIR for Mountain Village Specific Plan)	Developer	Plan Check	Plan Check by Building Department
Standard Condition 4.11.6: The project shall pay development fees to assist in funding the needed public facility expansion and service improvements needed to provide library services in the project area.	Developer	Plan Check	Plan Check by Building Department
Standard Condition 4.11.67: The project shall pay fees for the processing of permits and other services needed by the project.	Developer	Plan Check	Plan Check by Building Department
Utilities			
Standard Condition 4.12.1: The developer shall coordinate with the Ontario Utilities Department on the needed water line service connection to serve the project.	Developer/ Project Engineer	Engineering Design	Plan Check by Building Department
Standard Condition 4.12.2: The project shall utilize recycled water for landscape irrigation, which would require a service connection permit from the City, in accordance with Title 6, Chapter 8C, Recycled Water Use, of the Ontario Municipal Code. (EIR for Amendment No. 1 and Supplemental EIR for Mountain Village Specific Plan)	Developer/ Project Engineer	Engineering Design	Plan Check by Building Department
Standard Condition 4.12.3: The project shall implement water conservation measures in accordance with the Uniform Plumbing Code and Title 6, Chapter 8 of the	Developer/ Project Engineer	Engineering Design	Plan Check by Building Department

TABLE 10-1 STANDARD CONDITIONS			
Standard Conditions	Responsible Party	Time Frame for Implementation	Department or Agency Responsible for Monitoring
Ontario Municipal Code. (EIR for Amendment No. 1)			
Standard Condition 4.12.4: The developer shall coordinate with the City of Ontario on sewer line extension and service connection to serve the project as required under Title 6, Chapter 7 of the Ontario Municipal Code. This includes the payment of sewer connection and service fees and procurement of necessary permits. (Supplemental EIR for the Mountain Village Specific Plan)	Developer/ Project Engineer	Engineering Design	Plan Check by Building Department
Standard Condition 4.12.5: The proposed project shall implement waste reduction, disposal, and recycling measures during project 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 demolition and construction phase of the project. (EIR for Amendment No. 1)	Developer/ Contractor	Demolition phase and Engineering Design	Demolition Permit and Plan Check by Building Department
Standard Condition 4.12.6: The developer shall coordinate with the Southern California Edison Company on power line undergrounding and service connection to serve the project.	Developer/ Project Engineer	Engineering Design	Plan Check by Building Department
Standard Condition 4.12.7: The proposed project 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). (EIR for Amendment No. 1)	Developer/ Project Engineer	Engineering Design	Plan Check by Building Department
Standard Condition 4.12.8: The developer shall coordinate with the Southern California Gas Company on gas line extension and connection to serve the project.	Developer/ Project Engineer	Engineering Design	Plan Check by Building Department
Standard Condition 4.12.9: The developer shall coordinate with Verizon on telephone line extensions needed to serve the project.	Developer/ Project Engineer	Engineering Design	Plan Check by Building Department
Hazards and Human Health			
Standard Condition 4.13.1: Demolition and construction activities and on-site hazardous materials use shall comply with applicable regulations regarding hazardous materials handling, storage, transport, and disposal.	Developer/ Contractor	Construction Phase and Project Operations	Site Inspections by Building Department and Fire Department
Standard Condition 4.13.2: The use, storage, sale, and disposal of hazardous materials at the Wal-Mart Supercenter shall comply with the provisions of the Uniform Fire Code, the City's Hazardous Waste Ordinance, and applicable local, County, state, and federal regulations, per Section Sec. 9-1.3330 of the Ontario Development Code.	Developer	Project Operations	Site Inspections by Building Department and Fire Department
Standard Condition 4.13.3: Truck deliveries for the	Developer	Project	Site Inspections by Building

Mitigation Monitoring Program (continued)

TABLE 10-1 STANDARD CONDITIONS			
Standard Conditions	Responsible Party	Time Frame for Implementation	Department or Agency Responsible for Monitoring
project shall be restricted to the use of designated truck routes, such as Mountain Avenue, Holt Boulevard, the I-10 Freeway, and other designated truck routes. No trucks shall utilize Fifth Street, Sixth Street, Hawthorne Street, Main Street, or other local streets. Trucks may utilize the portion of Fifth Street from the western driveway to Mountain Avenue, as allowed pursuant to the California Vehicle Code.		Operations	Department and Fire Department
Standard Condition 4.13.4: Waste disposal at the site shall be conducted in accordance with Title 6, Chapter 3 (Integrated Solid Waste Management) of the City's Municipal Code.	Developer	Project Operations	Site Inspections by Building Department and Fire Department
Standard Condition 4.13.5: Planned demolition activities shall include notification of the West Valley Vector Control District at least 1 week prior to the start of demolition, to allow the District to conduct a vector survey of the site. The applicant shall implement the recommendations of the District for the control and removal of vectors prior to any demolition. (EIR for Amendment No. 1)	Developer/ Contractor	Prior to demolition activities	Site Inspections by Building Department
Standard Condition 4.13.6: The project shall obtain a hazardous materials handler permit from the San Bernardino County Fire Department, prior to the issuance of a Certificate of Occupancy, which would include the development of a business emergency/contingency plan for hazardous materials and wastes that would be stored, generated, or treated at the site.	Developer	Plan check	Site Inspections by Building Department
Standard Condition 4.13.7: As standard practice, the project site shall be graded to avoid standing water and infiltration areas would need to be designed to absorb stormwater into the ground within 48 to 72 hours, to prevent the breeding of mosquitoes. (EIR for Amendment No. 1)	Developer/ Project Engineer	Site Planning and Building Design	Plan Check by Building Department
Visual Quality and Aesthetics Standard Condition 4.14.1: The proposed project shall be subject to site plan and design review for compliance with the Mountain Village Specific Plan design guidelines and other applicable development standards to ensure that no aesthetically offensive structure or development is created on the site.	Developer/ Project Architect	Site Planning and Building Design	Site Plan Review by Planning Department and Plan Check by Building Department
Standard Condition 4.14.12: The proposed project shall comply with City standards for exterior lighting to avoid light spillover and glare impacts on adjacent land uses.	Developer/ Project Architect	Site Planning and Building Design	Site Plan Review by Planning Department and Plan Check by Building Department
Standard Condition 4.14.23: The project shall provide an electronic barrier to prevent the taking of shopping carts off-site, as required under Title 5, Chapter 5 of the City's Municipal Code.	Developer/ Project Architect	Plan check	Site Plan Review by Planning Department and Plan Check by Building Department
Standard Condition 4.14.34: The project shall comply	Developer	Project	Site Inspections by Building

Mitigation Monitoring Program (continued)

TABLE 10-1 STANDARD CONDITIONS			
Standard Conditions	Responsible Party	Time Frame for Implementation	Department or Agency Responsible for Monitoring
with Title 5, Chapter 22 of the City's Municipal Code regarding the maintenance of the property to prevent the creation of nuisances.		Operations	Department
Cultural Resources Standard Condition 4.16.1: If archaeological resources are found on the site during excavation and grading activities, all ground disturbance activities shall be halted until an archaeologist has evaluated the significance of the artifacts. If the archaeological resources are considered significant, then a mitigation plan shall be developed, in accordance with Section 21083.2 of CEQA and Section 15064.5 of the CEQA Guidelines, to ensure mitigation below a level of significance. Mitigation shall include photographing, recordation, collection, archival of collected materials, capping of the site, or other appropriate measures. (EIR for Amendment No. 1)	Developer/ Contractor	During construction phase	Site Inspections by Building Department
Standard Condition 4.16.2: If human remains are encountered during excavations associated with this project, no further disturbance shall occur and the County Coroner shall be notified (Section 5097.98 of the Public Resources Code). The Coroner will determine whether the remains are of forensic interest. If the Coroner determines that the remains are prehistoric, the Coroner 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 7050.5 of the California Health and Safety Code. The MLD shall complete the inspection of the site within 24 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials (Section 70580.5 of the Health and Safety Code).	Developer/ Contractor	During construction phase	Site Inspections by Building Department

10.2 MITIGATION MEASURES

The mitigation measures that have been recommended to reduce or avoid the potentially significant adverse impacts of the project are listed in Table 10-2, *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 10-2 MITIGATION MONITORING PROGRAM			
Mitigation Measures	Responsible Party	Time Frame for Implementation	Department or Agency Responsible for Monitoring
Transportation and Circulation Mitigation Measure 4.4.1a: The project shall pay fair	Developer	Plan Check	Plan Check by Building

Mitigation Monitoring Program (continued)

TABLE 10-2
MITIGATION MONITORING PROGRAM

Mitigation Measures	Responsible Party	Time Frame for Implementation	Department or Agency Responsible for Monitoring
share fees under the DIF program for construction of a northbound through lane at the intersection of Mountain Avenue and Sixth Street.			Department
Mitigation Measure 4.4.1b: The project shall pay fair share fees under the DIF program for the installation of additional left turn lanes in all directions and additional northbound and southbound through lanes at the intersection of Mountain Avenue and Holt Boulevard.	Developer	Plan Check	Plan Check by Building Department
Mitigation Measure 4.4.2: The segment of Fifth Street between the western driveway and Elderberry Avenue shall be designed and constructed to include street improvement modifications that provide street and intersection “chokers” to emphasize that truck traffic is prohibited west of the project site and to calm traffic at the Elderberry pedestrian crosswalk.	Developer/ Project Engineer	Plan Check	Plan Check by Building Department
Mitigation Measure 4.4.3: Vehicles used in the construction of the project shall be prohibited from using residential streets. (EIR for Amendment No. 1)	Developer/ Contractor	During construction phase	Field Inspections by Building Department
Air Quality <u>Mitigation Measure 4.5.1: Demolition and construction activities shall implement best available control measures for the reduction of PM₁₀ emissions. These include:</u> <u>• The simultaneous disturbance of the site shall be minimized as much as possible. Limit the simultaneous disturbance area to 5 acres or use enhanced dust control measures.</u> <u>• The proposed project shall comply with SCAQMD established minimum requirements for construction activities to reduce fugitive dust and PM₁₀ emissions. A plan to control fugitive dust through the implementation of best available control measures shall be prepared and submitted to the City of Ontario for approval prior to the issuance of demolition and grading permits. The plan shall specify the dust control measures to be implemented.</u> <u>• The project proponent shall comply with all applicable SCAQMD Rules and Regulations, including Rule 403 insuring the clean up of construction-related dirt on approach routes to the site. Rule 403 prohibits the release of fugitive dust emissions from any active operation, open storage pile, or disturbed surface area visible beyond the property line of the emission source. Particulate matter deposition on public roadways is also prohibited.</u> <u>• Adequate watering techniques shall be employed to mitigate the impact of construction-related dust particulates. Portions of the site that are undergoing earth moving operations shall be watered such that a</u>	<u>Developer/ Contractor</u>	<u>During construction phase</u>	<u>Site Inspections by Building Department</u>

Mitigation Monitoring Program (continued)

TABLE 10-2
MITIGATION MONITORING PROGRAM

Mitigation Measures	Responsible Party	Time Frame for Implementation	Department or Agency Responsible for Monitoring
<u>crust will be formed on the ground surface, and then watered again at the end of each day. The minimum watering frequency for exposed surfaces shall be three times daily.</u> <u>Any vegetative cover to be utilized on-site shall be planted as soon as possible after grading, to reduce the disturbed area subject to wind erosion. Irrigation systems required for these plants shall be installed as soon as possible to maintain good ground cover and to minimize wind erosion of the soil.</u> <u>Inactive sites shall be stabilized and all stockpiles of material shall be covered if left unattended for more than 72 hours.</u> <u>Any construction access roads (other than temporary access roads) shall be paved as soon as possible and cleaned after each work day. The maximum vehicle speed on unpaved roads shall be 15 mph.</u> <u>Grading operations shall be suspended during first stage ozone episodes or when winds exceed 25 mph. A high wind response plan shall be formulated for enhanced dust control if winds are forecast to exceed 25 mph in any coming 24-hour period.</u> <u>The project shall provide pre-watering and 24 hour sprinkler irrigation of exposed ground surfaces during grading and excavation activities.</u> <u>(EIR for Amendment No. 1 and Supplemental EIR for Mountain Village Specific Plan)</u>			
Mitigation Measure 4.5.2a4: Any construction equipment using direct internal combustion engines shall use a diesel fuel with a maximum of 0.05 percent sulfur. Preference shall be given to construction contractors who are able to provide heavy equipment equipped with Tier-3 rated diesel engines, or those equipped with oxidation catalysts to reduce NOx.	Developer/ Contractor	During Construction phase	Field Inspections by Building Department
Mitigation Measure 4.5.2b: Construction operations affecting off-site roadways shall be scheduled by implementing traffic hours and shall minimize obstruction of through-traffic lanes.	Developer/ Contractor	During Construction phase	Field Inspections by Building Department
Mitigation Measure 4.5.2c3: Idling trucks or heavy equipment shall turn off their engines if the expected duration of idling exceeds five (5) minutes, as required by law.	Developer/ Contractor	During Construction phase	Field Inspections by Building Department
Mitigation Measure 4.5.2d4: On-site heavy equipment used during grading and construction shall be equipped with diesel particulate filters.	Developer/ Contractor	During Construction phase	Field Inspections by Building Department
Mitigation Measure 4.5.2e5: Under supervision of the City of Ontario, construction contractors shall utilize measures to prevent dirt from being tracked, washed, blown or otherwise conveyed onto paved roadways, and	Developer/ Contractor	During Construction phase	Field Inspections by Building Department

Mitigation Monitoring Program (continued)

TABLE 10-2
MITIGATION MONITORING PROGRAM

Mitigation Measures	Responsible Party	Time Frame for Implementation	Department or Agency Responsible for Monitoring
shall wash or sweep the construction access points from any public roadway on a daily basis. (Supplemental EIR for Mountain Village Specific Plan)			
Mitigation Measure 4.5.2f6: Trucks hauling dirt on public roads to and from the site shall be covered during transport. Haul truck drivers shall water the load prior to leaving the site to prevent soil loss during transport. (Supplemental EIR for Mountain Village Specific Plan)	Developer/ Contractor	During Construction phase	Field Inspections by Building Department
Mitigation Measure 4.5.7: The project shall use energy-efficient street lighting and parking lot lighting for all on-site travel paths to reduce emissions at the power generation facility serving the area.	Developer/ Project Engineer	Plan check	Plan check by Building Department
Mitigation Measure 4.5.2g8: Construction management procedures required by the City of Ontario and other jurisdictions shall be implemented. Contractor personnel responsible for supervision and the appropriate actions to be taken for the following measures shall be identified. ➤ Sandbag construction sites for erosion control. ➤ Conduct pre-construction assessments and perform remediation consistent with air hazards criteria in SCAQMD rules and regulations ➤ Truck routes and schedules for receipt of materials shall be coordinated with City staff. Construction operations shall be scheduled to avoid impacts during peak hours, where feasible. (Supplemental EIR for Mountain Village Specific Plan)	Developer/ Contractor	During Construction phase	Field Inspections by Building Department
Mitigation Measure 4.5.2h9: Equipment shall be maintained in proper tune; 90-day low-NOx tune-ups shall be required for off-road equipment. (Supplemental EIR for Mountain Village Specific Plan)	Developer/ Contractor	During Construction phase	Field Inspections by Building Department
Mitigation Measure 4.5.2i40: Lane closures or detours shall require coordination with the City staff. To avoid impacts to local traffic, construction vehicles shall be required to park off traveled roadways, where feasible. (Supplemental EIR for Mountain Village Specific Plan)	Developer/ Contractor	During Construction phase	Field Inspections by Building Department
Mitigation Measure 4.5.2j44: The contractor shall encourage car pooling for construction workers. (Supplemental EIR for Mountain Village Specific Plan)	Developer/ Contractor	During Construction phase	Field Inspections by Building Department
<u>Mitigation Measure 4.5.3: The project shall use energy-efficient street lighting and parking lot lighting for all on-site travel paths to reduce emissions at the power generation facility serving the area.</u>	<u>Developer/ Project Engineer</u>	<u>Plan check</u>	<u>Plan check by Building Department</u>
Noise Mitigation Measure 4.6.1a: The 8-foot masonry wall along the western site boundary and the <u>up to</u> 7.5-foot high slope and masonry wall along Fifth Street (excluding the sections across the driveways), shall be constructed prior to the start of demolition activities.	Developer/ Contractor	Prior to demolition activities	Demolition Permit by Building Department

Mitigation Monitoring Program (continued)

TABLE 10-2
MITIGATION MONITORING PROGRAM

Mitigation Measures	Responsible Party	Time Frame for Implementation	Department or Agency Responsible for Monitoring
Mitigation Measure 4.6.1b: All demolition, excavation, and construction activities, except in an emergency, shall be limited to the daytime hours between 7 AM and 7 PM and prohibited on Sundays and all federally proclaimed holidays. This condition shall be imposed in the demolition, grading and building permits for the project. (Supplemental EIR for Mountain Village Specific Plan)	Developer/ Contractor	During Construction phase	Field Inspections by Building Department
Mitigation Measure 4.6.1c: Staging areas shall be located away from existing residences. (Supplemental EIR for Mountain Village Specific Plan)	Developer/ Contractor	During Construction phase	Field Inspections by Building Department
Mitigation Measure 4.6.1d: All construction equipment shall be properly tuned and equipped with an operating and maintained muffler exhaust system, which meets the equipment manufacturers' specifications. (EIR for Amendment No. 1 and Supplemental EIR for Mountain Village Specific Plan)	Developer/ Contractor	During Construction phase	Field Inspections by Building Department
Mitigation Measure 4.6.3: Unless the loading docks have a fully covered roof area and are enclosed by roll-up doors at the tractor end, trailer unloading shall not occur during nighttime hours between 10 PM and 7 AM.	Developer	Building Operations	Site Inspections by Building Department
Mitigation Measure 4.6.4a: Heavy duty semi-trucks shall not use the western drive aisle during nighttime hours between 10 PM and 7 AM. Unless the loading docks have a fully covered roof area and are enclosed by roll-up doors at the tractor end, semi-trucks delivering between 10 PM and 7 AM shall not utilize the westernmost driveway on Fifth Street between 10 PM and 7 AM.	Developer	Building Operations	Site Inspections by Building Department
Mitigation Measure 4.6.4b: Gates shall be installed at each end of the western drive aisle that close at 10 PM and open at 7 AM.	Developer/ Project Engineer	Building Operations	Site Inspections by Building Department
Mitigation Measure 4.6.5a: All rooftop mechanical equipment shall be fully screened and engineering and acoustical specifications for proposed mechanical equipment shall include equipment design, distance separation, and parapets or screen walls to demonstrate that the City's noise standards would not be exceeded at adjacent residential areas.	Developer/ Project Engineer	Plan Check	Plan Check by Building Department
Mitigation Measure 4.6.5b: Prior to issuance of building permits, construction plans shall be prepared by an Acoustical Engineer to certify that required abatement measures are incorporated on construction drawings. (Supplemental EIR for Mountain Village Specific Plan)	Developer/ Project Engineer	Plan check	Plan Check by Building Department
Mitigation Measure 4.6.6: General maintenance activities, such as parking lot cleaning and trash pick ups, shall be limited to the daytime hours between 7 AM and 7 PM. (Supplemental EIR for Mountain Village	Developer	Building Operations	Site Inspections by Building Department

Mitigation Monitoring Program (continued)

TABLE 10-2 MITIGATION MONITORING PROGRAM			
Mitigation Measures	Responsible Party	Time Frame for Implementation	Department or Agency Responsible for Monitoring
Specific Plan) Mitigation Measure 4.6.7: Late night employee parking shall be designated along the eastern site perimeter, closest to Mountain Avenue, to minimize arrival/departure noise during noise sensitive hours.	Developer	Building Operations	Site Inspections by Building Department
Geology and Soils Mitigation Measure 4.7.1: Loose in-place soils shall be removed and replaced as properly compacted fill. The exposed subgrade shall be densified in place using vibratory compaction equipment, as recommended by the Geotechnical Investigation.	Developer/ Contractor	During Construction	Field inspections by Building Department
Mitigation Measure 4.7.2: Significant moisture conditioning (wetting) shall be made to dry, loose sandy soils to achieve the required degree of compaction and facilitate excavations, as recommended by the Geotechnical Investigation.	Developer/ Contractor	During Construction	Field inspections by Building Department
Biological Resources Mitigation Measure 4.9.1: If site clearing and grading activities will start during the bird breeding season (February 15 to September 1 of each year), a pre-construction tree nesting survey shall be conducted within 15 days prior to the initiation of clearing activities. During this survey, a qualified ornithologist shall inspect all shrubs, trees and other potential nesting sites. If breeding birds and/or active nests are found, an avoidance area or construction-free buffer zone of at least 500 feet around the nest of raptors and 150 feet for other nesting birds shall be established around the nest and conspicuously flagged off. The construction crew shall be instructed to avoid any activities in this zone until the bird nest is no longer occupied, per a subsequent survey by the ornithologist or until after the breeding season.	Developer/ Project Biologist/ Contractor	Prior to Demolition and Grading Permit	Permit approval by Building Department and Field inspections by Building Department
Utilities Mitigation Measure 4.12.1: The existing water line on Fifth Street (from Mountain Avenue to Elderberry Court) shall be upgraded to an 8-inch line and the existing 12-inch line on Mountain Avenue (from Fifth Street to Sixth Street) shall be replaced with a new 12-inch line.	Developer/ Project Engineer/ Contractor	Plan check and during construction	Plan Check and field inspections by Building Department
Mitigation Measure 4.12.2: Any grading, excavation, or construction work near the Metropolitan Water District (MWD) of Southern California's pipeline along Fifth Street shall follow the MWD's guidelines, with plans submitted for review and approval by the MWD prior to the start of work. (EIR for Amendment No. 1)	Developer/ Project Engineer/ Contractor	Plan check and during construction	Plan Check and field inspections by Building Department
Mitigation Measure 4.12.3: The developer shall coordinate with the Inland Empire Utilities Agency on proposed improvements along Fifth Street and Mountain Avenue, to ensure that no damage to the sewer lines on Fifth Street and Mountain Avenue occurs during construction activities for the project.	Developer/ Project Engineer/ Contractor	Plan check and during construction	Plan Check and field inspections by Building Department

Mitigation Monitoring Program (continued)

TABLE 10-2
MITIGATION MONITORING PROGRAM

Mitigation Measures	Responsible Party	Time Frame for Implementation	Department or Agency Responsible for Monitoring
Mitigation Measure 4.12.4: The developer shall upgrade the 8-inch sewer line near the intersection of the Cypress Avenue alignment and Hollowell Street to a 12-inch line, to eliminate sewer deficiencies at this segment of the sewer system.	Developer/ Project Engineer/ Contractor	Plan Check and field inspections by Building Department	Plan Check and field inspections by Building Department
Mitigation Measure 4.12.5: Verification of completion of the Holt Boulevard sewer line diversion shall be made prior to issuance of the occupancy permit for the proposed project.	Ontario Building Department	Occupancy Permit	Permit issuance by Building Department
Hazards and Human Health Mitigation Measure 4.13.1: Demolition activities shall be conducted in accordance with SCAQMD Rule 1403 on the removal and disposal of asbestos-containing materials and Cal-OSHA requirements.	Developer/ Contractor	During demolition phase	Field inspections by Building Department
Mitigation Measure 4.13.2: Disposal of hazardous wastes, such as lead-based paint and lead-containing materials, ballasts, capacitors, light bulbs, Freon, and Transite , during demolition activities shall be made in accordance with Title 22, Division 4.5 of the California Code of Regulations.	Developer/ Contractor	During demolition phase	Field inspections by Building Department
Mitigation Measure 4.13.3: The transport of hazardous materials and substances to and from the site shall be restricted to the use of Mountain Avenue and major arterials, and discouraged on roads passing through residential areas and routes with dense immobile populations such as hospitals and schools. (EIR for Amendment No. 1)	Developer/ Contractor	During demolition phase and Building operations	Field inspections by Building Department
Mitigation Measure 4.13.4: Should subsurface excavation be necessary at the northeastern section of the site, soil, vapor and groundwater testing shall be performed to determine levels of MTBE. If the results of the testing show chemical levels are below regulatory levels, development may proceed accordingly. Remediation and/or removal of contaminated soils shall be made prior to development of this area. If chemical levels are above regulatory standards, and remediation and/or removal of contaminated soils shall be completed prior to development completed until chemical levels are below regulatory levels.	Developer/ Contractor	Plan check	Plan check by Building Department
Cultural Resources Mitigation Measure 4.16.1: A Native American monitor shall be present during ground disturbing activities at the site, to ensure that any archeological or cultural features or deposits not previously known are identified and subject to data recovery efforts. The monitor shall have the responsibility to redirect grading away from any important deposits that are uncovered, and subsequently, an archaeologist shall be retained to initiate the evaluation of any discoveries to determine if further data recovery work is necessary. Should any discoveries necessitate further work, this shall be accomplished in	Developer/ Native American monitor	During construction phase	Field inspections by Building Department

Mitigation Monitoring Program (continued)

TABLE 10-2 MITIGATION MONITORING PROGRAM			
Mitigation Measures	Responsible Party	Time Frame for Implementation	Department or Agency Responsible for Monitoring
consultation with local tribes and in compliance with Section 21083.2 of CEQA and Section 15064.5 of the CEQA Guidelines.			
Global Climate Change and Greenhouse Gases Mitigation Measure 6.1a: The project shall provide loading docks with off-road electrification systems for use by Trailer Refrigeration Units (TRUs) .	Developer/ Project Engineer	Plan check	Plan check by Building Department
Mitigation Measure 6.1b: The project shall consider the use of flexible fuel vehicles for the company fleet , as deemed feasible.	Developer	Building Operations	Site Inspections by Building Department
Mitigation Measure 6.1c: The project shall explore the utilization of solar-generated systems at the site.	Developer/ Project Engineer	Plan check	Plan check by Building Department
Mitigation Measure 6.1d: The project shall participate in urban forestry programs, such as TreePeople, California ReLeaf, and Tree Musketeers.	Developer	Building Operations	Site Inspections by Building Department
Mitigation Measure 6.1e: The project shall implement energy efficiency measures beyond Code requirements to achieve a 20 percent reduction in energy demands. This may include: - Highly energy-efficient water heaters, freezers, and refrigerated food storage systems. - Energy Efficient Light Fixtures and systems (automatic lighting, on/off controls and energy-efficient lighting) - Building construction to reduce energy demand (i.e., increased insulation, duct sealing, and window glazing ratings, light-colored roofing materials to deflect heat and conserve energy,) - Building design to reduce energy demand (i.e., window area and shade structures over windows, use of electric service equipment such as forklifts, maximum use of specimen, fast-growing trees in landscaping)	Developer/ Project Engineer	Plan check	Plan check by Building Department