

SECTION 7

SUMMARY OF MITIGATION

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This Summary of Mitigation delineates the mitigation measures specifically prepared for the West Haven Specific Plan Project. This Summary compiles the mitigation measures as identified by resource topic in Sections 3.1, *Agricultural Resources* through 3.12, *Utilities/Service Systems*.

7.1 AGRICULTURAL RESOURCES

Mitigation measures for Agricultural Resources were considered but not found feasible.

7.2 AIR QUALITY

AQ-1 Dust Control

Prior to Project site construction activities, and prior to issuance of grading permits for each phase of the Project, a Dust Control Plan (DCP) shall be submitted to, and verified by, the City Building and Engineering Department(s). The DCP shall identify actions Project applicant(s) and the Project contractor(s) shall utilize to reduce on- and off-site dust production consistent with SCAQMD guidelines. Dust Control mitigation measures for the Project shall include:

- ◆ After final grades have been established, disturbed areas shall be vegetated and mulched immediately.
- ◆ Maintain all disturbed portions of the construction site, in a damp condition, including all material excavated, filled or graded. When required, such disturbed areas shall be sufficiently watered to maintain a damp condition, no less than twice daily, at midday and the end of the work day, and more frequently if necessary, to prevent excessive amounts of dust.
- ◆ Identification of disturbed portions of the Project's construction site expected to remain inactive for longer than a period of ~~three months~~ one month. These portions shall have non-toxic soil stabilizers applied according to manufacturers' specifications or be seeded and watered until grass cover is grown.
- ◆ Retain the Project site's natural vegetation to the extent feasible on all areas that will not be disturbed for grading, except areas that must be cleared and revegetated as part of a fuel modification program.
- ◆ All clearing, grading, earth moving, or excavation activities shall cease during periods of high winds (winds greater than 15 mph until winds are less than 25 mph ~~as~~ and averaged over ~~one hour~~ 20 minutes), or during Stage 1 or Stage 2 air quality episodes.
- ◆ Specification of the timing of grading and construction to minimize soil exposure to winter rain period experienced in Southern California.
- ◆ On-site vehicle speeds on unpaved roads shall be limited to 15 miles per hour.
- ◆ All trucks hauling dirt, sand, soil, or other loose materials shall be covered or shall maintain at least two feet of freeboard (the distance between the top of the load and the top of the trailer), and shall drive through a wheel washer before entering paved right-of-way.

- ◆ Pavement of all on-site roads shall occur as soon as feasible. In the interim they shall be watered periodically or chemically stabilized. Additionally, all adjacent streets shall be cleared using SCAQMD Rule 1186 certified street sweepers or roadway washing trucks (i.e., based on lead agency availability recommend street sweepers use reclaim water) ~~at the end of the day of any visible soil material that has carried onto adjacent public paved roads by Project construction traffic.~~
- ◆ An inspection and maintenance program shall be included in the DCP to ensure that any erosion, which does occur, either on- or off-site as a result of the Project, shall be corrected through a remediation or restoration program within a time frame specified by City Building Department.
- ◆ If feasible, install wheel washers where vehicles enter and exit the construction site onto public paved roads or wash off trucks and any equipment leaving the site each trip.
- ◆ If feasible, appoint a construction relations officer to act as a community liason concerning on-site construction activity including resolution of issues related to PM10 generation.

Agency: City Building and Engineering Department(s)

Timing: Prior to Project site construction activities, and prior to issuance of Grading Permits for each phase of the Project

AQ-2 Air Quality

During grading and construction activities, the Project applicant(s) shall submit a signed report once every three months to the City Building and Engineering Department(s). To mitigate impacts to air quality, this report shall document the past three months' performance, the planned performance for the next three months, and, certify Project applicant(s) and Project contractor(s) compliance with the following:

- ◆ Construction materials shall be received during off-peak travel periods, between 8:30 a.m. and 4:00 p.m. A written explanation for any non-compliance shall be submitted by the offending party to the City Building and Engineering Department(s).
- ◆ Lane closures and detours shall be limited to off-peak travel periods between 8:30 a.m. and 4:00 p.m., whenever possible.
- ◆ Verification by the Project applicant(s) of the construction equipment that has been on the Project site during the preceding three months, that is currently on the site, and that is anticipated to be on the site during the next three months. The Project applicant(s) shall certify that all such equipment has been and shall be selected for use based on low-emission and high-energy efficiency factors, including that such equipment has received a tune-up (or equivalent work) to assure low NO_x emissions within six months preceding delivery to the Project site, and at least once a year thereafter.
- ◆ Documentation of the estimated number of all workers anticipated to be on the Project site, the estimated number of these that plan to carpool, and an approximate number of those that did carpool in the last three months.

- ◆ If feasible and practicable, the applicant shall use high-pressure-low-volume (HPLV) paint applicators with a minimum transfer efficiency of at least 50%; use required coatings and solvents with a VOC content lower than required under Rule 1113; construct/ build with materials that do not require painting; and use pre-painted construction materials.
- ◆ It is highly recommended that all diesel trucks be prohibited from idling in excess of five minutes, both on- and off-site;
- ◆ It is highly recommended that all vehicles and equipment will be properly tuned and maintained according to manufacturer's specifications;
- ◆ It is highly recommended to include a configure construction parking to minimize traffic interference;
- ◆ It is highly recommended to provide temporary traffic controls such as a flag person, during all phases of construction to maintain smooth traffic flow;
- ◆ It is highly recommended to reroute construction trucks away from congested streets or sensitive receptor areas;
- ◆ It is highly recommended to provide dedicated turn lanes for movement of construction trucks and equipment on- and off-site;
- ◆ It is highly recommended to use clean construction equipment; emulsified diesel fuels; construction equipment that uses low sulfur diesel and is equipped with oxidation catalysts, particulate traps, or other retrofit technologies, etc.

Agency: City Building and Engineering Department(s)

Timing: During grading and construction activities

7.3 BIOLOGICAL RESOURCES

- B-1** Prior to issuance of grading permit(s), a habitat land acquisition fee of \$4,320 per acre shall be paid by Project applicant(s); and placed into a trust account for use upon Project development and construction activities, for the restoration and rehabilitation of the WRCA agreed to be provided at the 145-acres within the El Prado/Chino Basin. 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 states a 145-acre WRCA shall be provided through either a mitigation land bank, or by purchasing a property through development mitigation/impact fees.

Agency: City Planning Department, The Endangered Habitat's League and the Sierra Club

Timing: Prior to issuance of Grading Permits for the Project

- B-2** Prior to clearing the Project site of vegetation during nesting season, a qualified biologist shall conduct a site survey and mark (to protect) all active nests. Additionally, to avoid nesting bird impacts, the Project site shall not be cleared between March 1 and September 15. Prior to clearing any vegetation from around active nests, or the clearing of any nests, a USFS Permit to Reduce Nesting Birds if Present, from the USFWS shall be secured.

Agency: City Building Department and the USFWS

Timing: Prior to Project clearing and/or construction activities

- B-3** Thirty days prior to any Project construction, an ornithologist shall survey for raptor nests according to CDFG requirements. If active nests are detected, the nests shall be flagged and all Project construction activities shall be kept 300 feet of nesting raptors and 500 feet of nesting migratory birds, until the young birds have safely fledged, as determined by the ornithologist. Active raptor nests shall be avoided per CDFG requirements.

Agency: City Building Department and the CDFG

Timing: Thirty days prior to any Project construction activities

7.4 CULTURAL RESOURCES

- CR-1** Prior to the issuance of grading permit(s), the Project applicant(s) shall retain a qualified cultural resource specialist, to the satisfaction of the City Planning Department, to monitor the Project's subsurface areas occupied by the large manure piles, dairy farms, and the tree and plant nursery during grubbing and land disturbance from construction activities that previously were not surveyed. The cultural resource specialist shall examine, evaluate, and determine the most appropriate disposition of any potential artifact and shall have the authority to temporarily halt work until any identified artifacts can be recovered, handled, and/or surveyed in the appropriate manner.

Agency: City Planning Department

Timing: Prior to issuance of Grading Permits for each phase of the Project

- CR-2** Prior to issuance of grading permit(s) and prior to excavation to a depth of more than 15 feet below the modern ground surface, the Project applicant(s) shall retain an archaeological and paleontological resource specialist, to the satisfaction of the City Planning Department, to conduct archaeological, and paleontological resource monitoring.

Agency: City Planning Department

Timing: Prior to issuance of Grading Permits for each phase of the Project and prior to excavation to a depth of more than 15 feet below the modern ground surface.

7.5 GEOLOGY/SOILS RESOURCES

- G-1** Prior to issuance of grading permit(s) the Project applicant(s) shall submit to the satisfaction of City Building and Engineering Department(s) a Project-specific grading plan. The Project-specific grading plan shall be in compliance with the Uniform Building Code and current professional engineering standards, including those for seismic safety. Additionally, the grading plan shall specify grading is not to occur on the Project site's natural open space areas.

Agency: City Building and Engineering Department(s)

Timing: Prior to issuance of Grading Permits for each phase of the Project

- G-2** Prior to issuance of building permits, the Project applicant(s) shall submit a SWPPP for the City's Building and Engineering Department's approval. In compliance with City standards and the

State General Storm Water Permit for Construction Related Activities, the SWPPP shall identify (1) specific Project methods and (2) site locations for permanent drainage control that shall be incorporated into the Project design to adequately control erosion and sediment. Additionally, the SWPPP shall identify temporary erosion and sediment control methods and locations, such as sand bags, hay bales, and soil covers that shall be utilized at the Project site.

Agency: City Building and Engineering Department(s)

Timing: Prior to the issuance of Building Permits

- G-3** During construction activities surficial slumps shall be removed by Project contractor(s) and replaced as compacted fill in graded areas to the satisfaction of the City Building Department.

Agency: City Building Department

Timing: During construction activities

- G-4** Prior to issuance of building permit(s) the City Planning Department shall approve a landscaping plan. Native plant species shall be used wherever feasible to reduce the potential for erosion, although slopes shall be landscaped with both native and non-native drought-tolerant, low-maintenance plants.

Agency: City Planning Department

Timing: Prior to the issuance of Building Permits

- G-5** Prior to the issuance of grading permit(s) and during Project development, the Project applicant(s) shall ensure Project contractor's compliance with the following to the satisfaction of City Building and Engineering Department(s):

- Graded slopes will be designed at a 2:1 horizontal to vertical gradient. Soil compaction will be performed in accordance with the recommendations outlined in the geotechnical assessment (refer to Appendix E: Geology/Soils Supporting Documentation), unless otherwise recommended by the City Building and Engineering Department(s).
- Slope stabilization methods, such as construction of engineered replacement fills to buttress the weak planes and/or reduce the slope gradient to a flatter angle, shall be designed into the Project.

Agency: City Building and Engineering Department(s)

Timing: Prior to issuance of Grading Permits for each phase of the Project

7.6 HAZARDS/HAZARDOUS WASTES

- HA-1** Prior to Project grading and construction activities Project contractor(s) shall ensure the:

- ◆ Demolition of site structures that contain asbestos and lead-based paint in accordance with local and state applicable hazardous materials regulations (i.e., the Asbestos Hazard Emergency Response Act (AHERA) guidelines), verifying compliance to the City Building and Engineering Department(s).

- ◆ Removal of all subsurface structures encountered in accordance with applicable local and state regulations, verifying compliance to the City Building and Engineering Department(s).
- ◆ Abandonment of all wells on-site in accordance with applicable regulations, verifying compliance to the City Building and Engineering Department(s).

Agency: City Building and Engineering Department(s)

Timing: Prior to Project grading and construction activities

HA-2 During site preparation and during construction activities Project contractor(s) shall:

- ◆ Dispose of all tires found on-site at a disposal/recycling facility that accepts automobile tires in accordance with local and state regulations to the satisfaction of the City Building Department.
- ◆ Remove on-site animal waste creating methane gas, if encountered, and dispose of at an accepting Class III Landfill in accordance with local and state regulations to the satisfaction of the City Building Department.

Agency: City Building Department

Timing: During site preparation and during construction activities

HA-3 During Project construction activities, Project applicant(s) and Project contractor(s) shall properly handle all hazards and hazardous substances to minimize their potential environmental impact to the Project site in accordance with applicable local, state, and federal regulations to the satisfaction of the City Building Department.

Agency: City Building Department

Timing: During Project construction activities

HA-4 During Project construction, implementation, and use Project contractor(s), employees, caretakers, and residents, shall:

- ◆ Handle, store, transport, and dispose of all chemicals, including herbicides and pesticides, runoff, hazardous materials and waste used on, or at, the Project site, in accordance with applicable local, state, and federal regulations to the satisfaction of the City Building Department.
- ◆ Properly dispose of all trash and debris found on, or at, the Project site, as appropriate, at a Class III landfill in accordance with local regulations to the satisfaction of the City Building Department.
- ◆ Comply with the requirements of the County of San Bernardino's Household Hazardous Waste Program to the satisfaction of the City Building Department.

Agency: City Building Department

Timing: During Project construction, implementation, and use

7.7 HYDROLOGY/WATER QUALITY

H/WQ-1 Prior to issuance of building permits, the Project applicant(s) shall demonstrate to the satisfaction of the City, that if the off-site stormdrain system is not completed at the time of issuance of first Project building permit(s), then interim facilities, such as detention basins of a size to accommodate a minimum 100-year flood condition shall be designed and constructed, prior to the issuance of Project building permits and development of the Project, in compliance with the San Bernardino County Hydrology Manual and Flood Control specifications.

Agency: City Building, Engineering, and Public Works Department(s)

Timing: Prior to issuance of Building Permits

H/WQ-2 Prior to approval of the tract map, the Project applicant(s) shall demonstrate to the satisfaction of the City (or NPDES/Storm water Coordinator) its compliance with the requirements of the SBC MS4 Permit as follows:

- a) The Project applicant(s) shall prepare and submit a WQMP to the City (or NPDES Coordinator) for review and approval. The WQMP shall recommend permanent post-development improvements to existing drainage features to prevent uncontrolled runoff and to accommodate the increase in runoff associated with the development for the life of the Project.
- b) Compliance shall be demonstrated by obtaining an approval for the WQMP from the City.

Agency: City Planning Department

Timing: Prior to Tract Map approval

H/WQ-3 Prior to issuance of grading permits, the Project applicant(s) shall demonstrate to the satisfaction of City, the requirements of the State Water Resources Control Board for the Project as follows:

- a) The Project applicant(s) shall prepare and submit a SWPPP to the satisfaction of City, for review and approval. The SWPPP shall recommend interim and permanent improvements to existing drainage features to prevent uncontrolled runoff during construction, and to accommodate any temporary increase in runoff associated with construction activities.
- b) Compliance shall be demonstrated by obtaining a NPDES construction permit for all construction activities including clearing, grading, or excavation that results in the disturbance of at least one acre of total land area or activity which is part of a larger common plan of development of one acre or greater. Copies of said NPDES permit(s) and related SWPPP shall be available for inspection at the City, and at the construction site prior to land disturbing activity. Prior to the issuance of building permits for residential construction, the Project applicant(s)

shall complete the following on- and off-site drainage system improvements to the satisfaction of the City:

- Stormdrains
- Culverts
- Detention basins
- Channels
- Other improvements as may be required by the City

Agency: City Public Works Department

Timing: Prior to issuance of Grading Permits

7.8 LAND USE/PLANNING AND RECREATIONAL RESOURCES

To minimize adverse impacts from Land Use/Planning and Recreational Resources, mitigation measures have been identified in Section 3.2, Air Quality; in Section 3.7, Hydrology/Water Quality; in Section 3.9, Noise; in Section 3.10 Public Services; in Section 3.11, Transportation/Traffic; and, in Section 3.12, Utilities. These mitigation measures shall reduce the Project's impacts on land use and recreational resources to a less than significant level.

Additional Land Use/Planning and Recreational Resources mitigation measures are not required.

7.9 NOISE

N-1 Prior to issuance of building permits for the park, community center and proposed elementary school, the Project applicant(s) shall submit a noise report to the satisfaction of City Planning Department. The final noise report evaluating the effects of building placement, design, and materials used for construction, and shall include recommendations as needed to ensure compliance with local, State and federal noise standards.

Agency: City Planning Department

Timing: Prior to issuance of Building Permits

N-2 Prior to issuance of building permits, the Project applicant(s) shall develop a construction noise control plan for the City Building Department's approval, prior to commencement of construction activity.

Agency: City Planning Department

Timing: Prior to issuance of Building Permits

N-3 Prior to the issuance of each grading and building permit, the Project applicant(s) shall submit an affidavit to the satisfaction of City Building and Engineering Department(s) documenting Project construction operations shall not occur between 7:00 p.m. and 7:00 a.m. Monday through Saturday, or at any time on Sunday or federal holidays. The hours of construction including noisy maintenance activities and all spoils and material transport are restricted to the periods and days permitted by the local noise or other applicable ordinance. Noise-producing Project activity

shall comply with local noise control regulations affecting construction activity or obtain exemptions therefrom.

Agency: City Building and Engineering Department(s)

Timing: Prior to issuance of each Grading and Building Permits

- N-4** Prior to recordation of a subdivision map or issuance of a grading permit, whichever is first, the Project applicant(s) shall require as part of the site development plan and to the satisfaction of City Planning or City Building and Engineering Department(s), that all noise-producing Project equipment and vehicles using internal combustion engines (including haul trucks) be professionally fitted with mufflers, air-inlet silencers where appropriate, and any other shrouds, shields, or other noise-reducing features. These devices shall be maintained in good operating condition so as to meet or exceed original factory specification. Mobile or fixed "package" equipment (e.g., arc-welders, air compressors) shall be equipped with shrouds and noise control features that are readily available for that type of equipment.

Agency: City Planning Department/City Building and Engineering Department(s)

Timing: Prior to recordation of a Subdivision Map, or issuance of a Grading Permit, whichever occurs first

- N-5** During construction activities, Project applicant(s) and/or Project contractor(s), shall in accordance with the City Planning Department:

- Locate material stockpiles and equipment staging, parking, and maintenance areas, as far as practicable from noise-sensitive receptors so as to minimize construction noise impacts to neighboring residences.
- Use electrically powered equipment instead of pneumatic or internal combustion powered equipment, where feasible.
- Not utilize a Project-related public address or music system audible at any adjacent receptor.
- Use noise-producing signals, including horns, whistles, alarms, and bells only for safety warning purposes.
- Enforce construction site and access road speed limits, not to exceed 15 miles per hour.
- Strictly adhere to, and enforce in coordination with the City, haul route speed limits.
- Provide all Project workers exposed to noise levels above 80 dBA with personal protective equipment for hearing protection (i.e., earplugs and/or earmuffs); and, in areas where noise levels are routinely expected to exceed 80 dBA clearly post signs stating "Hearing Protection Required in this Area."

Agency: City Planning Department

Timing: During construction activities

7.10 PUBLIC SERVICES

Schools

- PS-1** Prior to issuance of building permits, the Project applicant(s) shall provide the City Planning Department with evidence of the payment of school fees in the amount required by the MVSD and CJUHSD. These fees shall be based on the fee schedule in effect at the time the building permit applications are filed.

Agency: City Planning Department, and, MVSD and CJUHSD

Timing: Prior to issuance of Building Permits

- PS-2** Prior to issuance of building permits, the Project applicant(s) shall notify the MVSD and CJUHSD of the expected buildout of the Project to allow the two Districts to plan in advance for new students.

Agency: MVSD and CJUHSD

Timing: Prior to issuance of Building Permits

Fire

- PS – 3** Prior to recordation of the first phase of the Tentative Tract, the Project applicant(s) shall submit to both the City of Ontario Fire Department and the City Planning Department, for review and to gain approval, a detailed plan to provide a public financing mechanism for continual funding for additional personnel and equipment for the first NMC fire station.

Agency: City Planning Department and City of Ontario Fire Department

Timing: Prior to recordation of the first phase of the Tentative Tract

- PS – 4** Prior to issuance of building permits, building plans shall be submitted to and approved by the City of Ontario Fire Department. The plans and specifications for structures shall be reviewed by the City of Ontario Fire Department for compliance with the Uniform Fire Code and stipulations on minimum fire flows and duration of flows for residential and commercial development types.

Agency: City of Ontario Fire Department

Timing: Prior to issuance of Building Permits

- PS – 5** Prior to the issuance of grading permits for the Project, the grading plans and specifications shall provide for adequate public and private fire hydrants consistent with the City of Ontario Fire Department, and the design and location of the street system and gates shall be to the satisfaction of the City Building Department.

Agency: City Building Department and City of Ontario Fire Department

Timing: Prior to issuance of Grading Permits

- PS – 6** Prior to Project implementation and use, additional fire personnel and equipment shall be assigned to the local fire station serving the Project.

Agency: City of Ontario Fire Department

Timing: Prior to Project implementation and use

Police

PS – 6 Prior to the issuance of the first building permit of the Project, additional police personnel and equipment shall be assigned to the local police station to serve the Project.

Agency: City Building and Safety Department and City Police Department

Timing: Prior to issuance of the first Building Permit

PS-7 Prior to issuance of building permits, the Police Department shall be consulted during preliminary stages of the Project design to review the safety features, determine their adequacy, and suggest improvements.

Agency: City Building and Safety Department and City Police Department

Timing: Prior to Building Permits

PS-8 During construction and at complete buildout, the Project shall provide easy access into and within the Project site for emergency vehicles and address shall be well marked to facilitate response by officers. Prior to the first Certificate of Occupancy, Project site plans depicting these requirements shall be reviewed and approved by the Police Department.

Agency: City Building and Safety Department and City Police Department

Timing: During construction and prior to the first Certificate of Occupancy

7.11 TRANSPORTATION/TRAFFIC

On-Site Project Mitigation

T-1 Prior to Project construction, in coordination with City staff, the Project applicant(s) shall submit for approval to the City Building and Engineering Department(s) site plan(s) and tentative map(s) presenting the adequate right-of-way and easements on the west side from centerline of Haven Avenue to its ultimate General Plan standard width.

Agency: City Building and Engineering Department(s)

Timing: Prior to Project construction

T-2 Prior to Project construction, in coordination with City staff, the Project applicant(s) shall submit for approval to the City Building and Engineering Department(s) site plan(s) and tentative maps(s) presenting proof of adequate parkways, curbs and gutters on the western half of Haven Avenue fronting the Project site and half of the cost of median improvements along Haven Avenue fronting the Project site.

Agency: City Building and Engineering Department(s)

Timing: Prior to Project Construction

Off-Site Project Mitigation

T-3 Prior to approval of the first subdivision map and recordation of the Project Master Tentative Tract Map for development of the Project site, and contingent with Project funding from fair share mitigation fees, Project applicant(s) shall develop the Archibald Avenue/SR60 WB ramps to bring the projected deficiency to an acceptable LOS to the satisfaction of the City Engineering

Department and Caltrans District 8. The applicable improvements identified by others and in the Project Traffic Analysis, shall include:

- ◆ Provide exclusive westbound left turn lane
- ◆ Restripe shared westbound left/thru lane to a shared left/thru/right turn lane

Agency: City Engineering Department and Caltrans District 8

Timing: Prior to approval of the Tentative Tract Map and contingent with Project funding from fair share mitigation fees

The above improvements shall bring p.m. LOS D and 1.053 V/C to LOS C and 0.845 V/C.

T-4 Prior to approval of the first subdivision map and recordation of the Project Master Tentative Tract Map for development of the Project site, and contingent with Project funding from fair share mitigation fees, Project applicant(s) shall develop the Archibald Avenue/SR60 EB ramps to bring the projected deficiency to an acceptable LOS to the satisfaction of the City Engineering Department. The applicable improvements identified by others and in the Project Traffic Analysis, shall include:

- ◆ Provide exclusive eastbound left turn lane
- ◆ Restripe shared eastbound left/thru lane to a shared left/thru/right turn lane

Agency: City Engineering Department

Timing: Prior to approval of the Tentative Tract Map and contingent with Project funding from fair share mitigation fees

The above improvements shall bring p.m. LOS D and 1.018 V/C to LOS C and 0.860 V/C.

T-5 Prior to approval of the first subdivision map and recordation of the Project Master Tentative Tract Map for development of the Project site, and contingent with Project funding from fair share mitigation fees, Project applicant(s) shall develop the Archibald Avenue and Riverside Drive intersection to bring the projected deficient intersection to an acceptable LOS to the satisfaction of the City Engineering Department and Caltrans District 8. The applicable improvements identified by others and in the Project Traffic Analysis, shall include:

- ◆ Provide a fourth southbound thru lane
- ◆ Provide an exclusive eastbound right turn lane

Agency: City Engineering Department and Caltrans District 8

Timing: Prior to approval of the Tentative Tract Map and contingent with Project funding from fair share mitigation fees

The above improvements shall bring p.m. LOS F and 1.173 V/C to LOS D and 0.980 V/C.

T-6 Prior to approval of the first subdivision map and recordation of the Project Master Tentative Tract Map for development of the Project site, and contingent with Project funding from fair share mitigation fees, Project applicant(s) shall develop the Archibald Avenue and Chino Avenue intersection to bring the projected deficient intersection to an acceptable LOS to the satisfaction

of the City Engineering Department. The applicable improvements identified by others and in the Project Traffic Analysis, shall include:

- ◆ Provide an exclusive northbound right turn lane
- ◆ Provide a fourth southbound thru lane
- ◆ Provide a second and third eastbound thru lane
- ◆ Provide an exclusive eastbound right turn lane
- ◆ Provide a second westbound left turn lane
- ◆ Provide a second westbound thru lane

Agency: City Engineering Department

Timing: Prior to approval of the Tentative Tract Map and contingent with Project funding from fair share mitigation fees

The above improvements shall bring p.m. LOS F and 2.953 V/C LOS C and 0.923 V/C.

T-7 Prior to approval of the first subdivision map and recordation of the Project Master Tentative Tract Map for development of the Project site, and contingent with Project funding from fair share mitigation fees, Project applicant(s) shall develop the Archibald Avenue and Schaefer Avenue intersection to bring the projected deficient intersection to an acceptable LOS to the satisfaction of the City Engineering Department. The applicable improvements identified by others and in the Project Traffic Analysis, shall include:

- ◆ Provide northbound second left turn lane
- ◆ Provide fourth northbound thru lane
- ◆ Provide fourth southbound thru lane
- ◆ Provide southbound exclusive free right turn lane
- ◆ Provide eastbound exclusive free right turn lane

Agency: City Engineering Department

Timing: Prior to approval of the Tentative Tract Map and contingent with Project funding from fair share mitigation fees

The above improvements shall bring p.m. LOS F and 2.979 V/C to LOS E and 1.134 V/C. This mitigation measures does not bring improvement to LOS D; and represents a significant impact.

T-8 Prior to approval of the first subdivision map and recordation of the Project Master Tentative Tract Map for development of the Project site, and contingent with Project funding from fair share mitigation fees, Project applicant(s) shall develop the Archibald Avenue and Edison Avenue intersection to bring the projected deficient intersection to an acceptable LOS to the satisfaction of the City Engineering Department. The applicable improvements identified by others and in the Project Traffic Analysis, shall include:

- ◆ Provide fourth northbound thru lane
- ◆ Provide northbound exclusive right turn lane
- ◆ Provide fourth southbound thru lane
- ◆ Provide southbound exclusive right turn lane
- ◆ Provide eastbound exclusive free right turn lane
- ◆ Provide westbound exclusive right turn lane

Agency: City Engineering Department

Timing: Prior to approval of the Tentative Tract Map and contingent with Project funding from fair share mitigation fees

The above improvements shall bring p.m. LOS F and 2.486 V/C to LOS D and 1.026 V/C.

T-9 Prior to approval of the first subdivision map and recordation of the Project Master Tentative Tract Map for development of the Project site, and contingent with traffic signal warrant and Project funding from fair share mitigation fees, Project applicant(s) shall develop the Turner Avenue and Chino Avenue intersection to bring the projected deficient intersection to an acceptable LOS to the satisfaction of the City Engineering Department. The applicable improvements identified by others and in the Project Traffic Analysis, shall include:

- ◆ Signalize intersection

Agency: City Engineering Department

Timing: Prior to approval of the Tentative Tract Map and contingent with traffic signal warrant and Project funding from fair share mitigation fees

T-10 Prior to approval of the first subdivision map and recordation of the Project Master Tentative Tract Map for development of the Project site, and contingent with Project funding from fair share mitigation fees, Project applicant(s) shall develop the Haven Avenue and Riverside Drive intersection to bring the projected deficient intersection to an acceptable LOS to the satisfaction of the City Engineering Department. The applicable improvements identified by others and in the Project Traffic Analysis, shall include:

- ◆ Provide an exclusive northbound free right turn lane

Agency: City Engineering Department

Timing: Prior to approval of the Tentative Tract Map and contingent with Project funding from fair share mitigation fees

The above improvements, T-9 and T-10, shall bring p.m. LOS F and 1.599 V/C to LOS D and 0.949 V/C.

T-11 Prior to approval of the first subdivision map and recordation of the Project Master Tentative Tract Map for development of the Project site, and contingent with Project funding from fair share mitigation fees, Project applicant(s) shall develop the Haven Avenue and Chino Avenue intersection to bring the projected deficient intersection to an acceptable LOS to the satisfaction

of the City Engineering Department. The applicable improvements identified by others and in the Project Traffic Analysis, shall include:

- ◆ Provide northbound exclusive free right turn lane
- ◆ Provide eastbound third left turn lanes
- ◆ Provide westbound third left turn lanes

Agency: City Engineering Department

Timing: Prior to approval of the Tentative Tract Map and contingent with Project funding from fair share mitigation fees

The above improvements will lower a.m. LOS F and 1.884 V/C to LOS F and 1.257 V/C. This mitigation measures does not bring improvement to LOS D; and represents a significant impact.

T-12 Prior to approval of the first subdivision map and recordation of the Project Master Tentative Tract Map for development of the Project site, and contingent with Project funding from fair share mitigation fees, Project applicant(s) shall develop the Millcreek and Riverside Drive intersection to bring the projected deficient intersection to an acceptable LOS to the satisfaction of the City Engineering Department. The applicable improvements identified by others and in the Project Traffic Analysis, shall include:

- ◆ Provide eastbound third thru lane

Agency: City Engineering Department

Timing: Prior to approval of the Tentative Tract Map and contingent with Project funding from fair share mitigation fees

The above improvements shall bring p.m. LOS E and 1.123 V/C to LOS C and 0.905 V/C.

T-13 Prior to approval of the first subdivision map and recordation of the Project Master Tentative Tract Map for development of the Project site, and contingent with Project funding from fair share mitigation fees, Project applicant(s) shall develop the Milliken Avenue and Riverside Drive intersection to bring the projected deficient intersection to an acceptable LOS to the satisfaction of the City Engineering Department. The applicable improvements identified by others and in the Project Traffic Analysis, shall include:

- ◆ Provide eastbound second left turn lane
- ◆ Provide eastbound exclusive free right turn lane
- ◆ Provide westbound second left turn lane

Agency: City Engineering Department

Timing: Prior to approval of the Tentative Tract Map and contingent with Project funding from fair share mitigation fees

The above improvements shall bring p.m. LOS F and 1.917 V/C to LOS F and 1.449 V/C. This mitigation measures does not bring improvement to LOS D; and represents a significant impact.

For a summary of the West Haven Specific Plan Project's fair share contribution toward improvements at each impacted intersection, refer to Sections 3.11.3.3 *Fair Share Contribution of Mitigation Cost* and 3.11.3.5 *Fair Share Cost Analysis*, of this EIR.

7.12 UTILITIES/SERVICE SYSTEMS

Water and Wastewater Services

WS – 1 The Project applicant(s) shall submit to the County of San Bernardino Department of Public Health, Environmental Services applications for destruction of all agricultural wells on the Project site. The destruction method shall be in accordance with all state, county and local agencies requirements.

Agency: County of San Bernardino Department of Public Health, Environmental Services

Timing: Prior to Project construction

WS – 2 Prior to the approval of the first final subdivision map, the Project applicant(s) shall submit a detailed water study for the purpose of accurately quantifying the precise domestic and recycled water supply and storage requirements associated with the Project to the satisfaction of the City Building and Engineering Department(s).

Agency: City Building and Engineering Department(s)

Timing: Prior to the approval of the first final subdivision map

WS – 3 Prior to the recordation of the Project Master Tentative Tract Map, the Project applicant(s) shall submit a letter from the water purveyor(s) from whom domestic and/or recycled water would be supplied demonstrating, to the satisfaction of City Building and Engineering Department(s), that sufficient water resources would be provided consistent with the demand for those resources.

Agency: City Building and Engineering Department(s)

Timing: Prior to recordation of the Project Master Tentative Tract Map

WS – 4 Prior to the recordation of the Project Master Tentative Tract Map, the Project applicant(s) shall submit a detailed water study to the satisfaction of City Building and Engineering Department(s) for the purpose of accurately quantifying the precise wastewater services required for the Project.

Agency: City Building and Engineering Department(s)

Timing: Prior to recordation of the Project Master Tentative Tract Map

WS – 5 Prior to recordation of the Project Master Tentative Tract Map, the Project applicant(s) shall submit a letter from the wastewater services provider to the satisfaction of City Building and Engineering Department(s) for the Project demonstrating that sufficient wastewater services would be available to all phases of the Project in a manner and within a time period consistent with the demand for those services.

Agency: City Building and Engineering Department(s)

Timing: Prior to recordation of the Project Master Tentative Tract Map

WS – 6 The Project applicant(s) shall not start Project construction until the completion of the domestic water system necessary to make the Project viable (stand alone) is complete.

Agency: City Engineering Department

Timing: Prior to the start of Project construction

WS – 7 The Project applicant(s) shall not start Project construction until the completion of the trunk line sewer system necessary to make the Project viable (stand alone) is complete.

Agency: City Engineering Department

Timing: Prior to the start of Project construction

WS – 8 The Project Applicant(s) shall not start Project construction until the completion of the main line storm drain system necessary to make the Project viable (stand alone) is complete.

Agency: City Engineering Department

Timing: Prior to the start of Project construction

Electricity

Mitigation shall not be necessary for electrical services. Mitigation measures are not required.

Natural Gas

Mitigation shall not be necessary for natural gas services. Mitigation measures are not required.

Telephone

Mitigation shall not be necessary for telephone services. Mitigation measures are not required.

Solid Waste

SW-1 Prior to final inspection or occupancy of all non-residential structures on the Project site, all structures within the Project site that are not single-family residences shall provide a space for recycling containers (paper, plastics, glass, and landscaping materials) within the areas designated for waste receptacles to the satisfaction of the City Building and Engineering Department(s).

Agency: City Building and Engineering Department(s)

Timing: Prior to Final Inspection or Occupancy of all non-residential structures on the Project site

SW-2 Prior to issuance of Grading Permit, submit for approval a plan specifying the details (type, quantity, method, and location) for recycling waste materials from Project construction operations to the satisfaction of the City Planning Department.

Agency: City Planning Department

Timing: Prior to issuance of Project Grading Permit