

# REVISED Mitigation Monitoring and Reporting Program

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## 4.1 Introduction

This Mitigation Monitoring and Reporting Program has been prepared for use in implementing the mitigation measures set forth in the 2<sup>nd</sup> Recirculated Draft Environmental Impact Report (EIR) for the West Valley Logistics Center Specific Plan (WVLCSP).

This Mitigation Monitoring and Reporting Program has been prepared in compliance with State law and the 2<sup>nd</sup> Recirculated Draft EIR prepared for the WVLCSP (State Clearinghouse No. 2012071058) prepared for the project by the City of Fontana.

The California Environmental Quality Act (CEQA) requires adoption of a reporting or monitoring program for those measures placed on a project to mitigate or avoid adverse effects on the environment (Public Resource Code Section 21081.6). The law states that the reporting or monitoring program shall be designed to ensure compliance during project implementation.

The monitoring program contains the following elements:

1. All mitigation measures contained in the Final EIR for the WVLCSP are recorded with the action and procedure necessary to ensure compliance. In some instances, one action may be used to verify implementation of several mitigation measures.
2. A procedure for compliance and verification has been outlined for each action necessary. This procedure designates who will take action, what action will be taken and when, and to whom and when compliance will be reported.
3. The program has been designed to be flexible. As monitoring progresses, changes to compliance procedures may be necessary based upon recommendations by those responsible for the program. As changes are made, new monitoring compliance procedures and records will be developed and incorporated into the program.

## 4.2 Mitigation Monitoring and Responsibilities

As the Lead Agency, the City of Fontana is responsible for ensuring full compliance with the mitigation measures adopted for the proposed project. The City will monitor and report on all mitigation activities. Mitigation measures will be implemented at different stages of development throughout the project area. In addition, the WVLCSP includes project design considerations or features that would govern all development actions within the Specific Plan boundaries, as well as the provision of off-site infrastructure. These specific plan requirements would avoid or reduce the potential or severity of project-related impacts. In this regard, the responsibilities for implementation of mitigation measures and specific plan requirements have been assigned to the Applicant, Contractor, or a combination thereof. If during the course of project implementation, any of the mitigation measures identified herein cannot be successfully implemented, the City shall be immediately informed, and the City will then inform any affected responsible agencies. The City, in conjunction with any affected responsible agencies, will then determine if modification to the project is required and/or whether alternative mitigation is appropriate.

**Table 4-1. Mitigation Monitoring and Reporting Program (including Final EIR Revisions)**

Mitigation Measure/Specific Plan Requirement	Implementation	Monitoring	Notes/ Initials
<b>4.2.1 Aesthetics</b>			
There are no Mitigation Measures that address impacts related to Aesthetics. Specific Plan requirements related to Aesthetics are presented below.			
<p><b>SP-A-1: Implement High-quality Development Standards and Design Guidelines.</b> Chapter 3 of the West Valley Logistics Center Specific Plan, <i>Design Guidelines</i>, sets forth design guidelines to achieve a high-quality design character that would provide consistent aesthetic character related to site design and building orientation, landscape and streetscape, lighting, walls, architecture, parking and access, and building systems. The Design Guidelines set forth in the West Valley Logistics Center Specific Plan explicitly address promoting compatibility with surrounding neighborhoods and employing high-quality architecture to define the site’s character. Design guidelines also set forth requirements for minimizing light spillage onto adjacent properties, requiring cut-offs to protect dark night sky, and requiring that windows use non-reflective glass.</p>	<p><b>Responsible Party(s)</b> Project applicant or applicant’s representative/ contractor</p> <p><b>Implementation Phase</b> Site plan approval, Design review, Building permits</p>	<p><b>Responsible Party(s)</b> City of Fontana</p> <p><b>Monitoring Period</b> Approvals of site plans, design review, and building permits through completion of construction</p>	
<p><b>SP-A-2: Install Visual Barriers between Project Areas and Residential Areas.</b> The perimeter walls that are visible from adjacent areas are required by the West Valley Logistics Center Specific Plan (Specific Plan) to be of high quality and compatible in terms of design and material with the project buildings. The Specific Plan requires that perimeter walls be accented with decorative stone or colored concrete to enhance the visual appearance, and to provide variation and articulation of the screening walls. In addition, the Specific Plan requires that walls facing a public right-of-way be no higher than 16 feet, which would screen views of the project area, while retaining views of the hills and mountains in higher elevation background views. Walls may berm up to allow 18 feet of exposure on the inward-facing side.</p>	<p><b>Responsible Party(s)</b> Project applicant or applicant’s representative/ contractor</p> <p><b>Implementation Phase</b> Site plan approval, building permits</p>	<p><b>Responsible Party(s)</b> City of Fontana</p> <p><b>Monitoring Period</b> Site plan and approval, building permit, site construction</p>	
<p><b>SP-A-3: Install Visual Barriers between Construction Work Areas and Residential Areas.</b> The contractor will install fencing (such as chain link with slats or fencing made of windscreen material) or other structures to obstruct undesirable views of ground-level construction activities from residences, recreationists, and businesses that are adjacent to the construction site. The fencing will be a minimum of 6 feet high and will help maintain the privacy of residents and block views from</p>	<p><b>Responsible Party(s)</b> Project applicant or applicant’s representative/ contractor</p> <p><b>Implementation Phase</b> Grading permits</p>	<p><b>Responsible Party(s)</b> City of Fontana</p> <p><b>Monitoring Period</b> Site grading</p>	

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<p>ground levels.</p> <p><b>SP-A-4: Light Spillage.</b> Unless intended as part of a master lighting plan approved by the City of Fontana, no operation, activity, or lighting fixture shall create illumination exceeding 0.5 foot-candles on any adjacent property (0.25 foot-candles within residential properties), whether the illumination is direct or indirect light from the source. Lighting levels shall be measured with a photoelectric photometer, following standard spectral luminous efficiency curves adopted by the International Commission on Illumination.</p> <ul style="list-style-type: none"> <li>Exterior lighting shall be kept to the minimum required for safety; purely decorative lighting displays shall be prohibited.</li> <li>Project lighting shall be designed to control light energy and ensure that exterior lighting is directed downward and away from adjacent streets and buildings in a manner designed to minimize off-site light spillage.</li> </ul> <p><b>SP A-5: Glare.</b> All building exteriors within the West Valley Logistics Center Specific Plan area shall be composed of textured and other non-reflective materials, including high-performance tinted non-mirrored glass. Reflective materials on building exteriors that have a light reflectivity factor greater than 30 percent shall be limited to less than 25 percent of any wall area.</p>	<p><b>Responsible Party(s)</b> Project applicant or applicant’s representative/ contractor</p> <p><b>Implementation Phase</b> Site plan approval, building permits</p>	<p><b>Responsible Party(s)</b></p> <p><b>Monitoring Period</b> Confirm implementation prior to certificates of occupancy</p>	
<p><b>4.2.2 Air Quality</b></p> <p><b>Mitigation Measure AQ-1: Incorporate Dust Suppression Measures.</b> The Construction Contractor will ensure that the following dust suppression measures in the SCAQMD CEQA Air Quality Handbook are implemented to reduce the project’s emissions:</p> <ul style="list-style-type: none"> <li>Revegetate disturbed areas.</li> <li>Suspend all excavating and grading operations when wind speeds (as instantaneous gusts) exceed 25 miles per hour</li> <li>Sweep all streets once per day if visible soil materials are carried to adjacent streets (recommend water sweepers with reclaimed water).</li> <li>Install “shaker plates” prior to construction activity where vehicles enter and exit unpaved roads onto paved roads, or wash trucks and any equipment prior to leaving the site.</li> </ul>	<p><b>Responsible Party(s)</b> Project applicant or applicant’s representative/ contractor</p> <p><b>Implementation Phase</b> Design review and building permit approvals</p>	<p><b>Responsible Party(s)</b> City of Fontana</p> <p><b>Monitoring Period</b> Building construction, confirm implementation prior to certificates of occupancy</p>	
<p><b>Mitigation Measure AQ-1: Incorporate Dust Suppression Measures.</b> The Construction Contractor will ensure that the following dust suppression measures in the SCAQMD CEQA Air Quality Handbook are implemented to reduce the project’s emissions:</p> <ul style="list-style-type: none"> <li>Revegetate disturbed areas.</li> <li>Suspend all excavating and grading operations when wind speeds (as instantaneous gusts) exceed 25 miles per hour</li> <li>Sweep all streets once per day if visible soil materials are carried to adjacent streets (recommend water sweepers with reclaimed water).</li> <li>Install “shaker plates” prior to construction activity where vehicles enter and exit unpaved roads onto paved roads, or wash trucks and any equipment prior to leaving the site.</li> </ul>	<p><b>Responsible Party(s)</b> Project applicant or applicant’s representative/ contractor</p> <p><b>Implementation Phase</b> Prior to and during project construction</p>	<p><b>Responsible Party(s)</b> City of Fontana</p> <p><b>Monitoring Period</b> During construction</p>	

Mitigation Measure/Specific Plan Requirement	Implementation	Monitoring	Notes/ Initials
<ul style="list-style-type: none"> <li>• Pave, water, or chemically stabilize all on-site roads.</li> <li>• Minimize at all times the area disturbed by clearing, grading, earthmoving, or excavation operations.</li> </ul>			
<p><b>Mitigation Measure AQ-2: Utilize Tier 4 Construction Equipment.</b> All non-road construction equipment greater than 50 horsepower shall meet EPA Tier 4 emission standards with the following exception. Equipment with an engine compliant with only Tier 3 emissions standards will be allowed on a case-by-case basis only when the applicant shows a good faith effort to procure Tier 4 equipment, and documents that no Tier 4 equipment is available for a particular equipment type within the County of San Bernardino within the scheduled construction period. Each case shall be documented with signed written or emailed correspondence by the appropriate construction contractor, along with documented correspondence from at least two construction equipment rental firms representing a good faith effort to locate engines that meet Tier 4 requirements, as applicable. Documentation will be submitted to City staff for review before Tier 3 equipment is used on the project.</p>	<p><b>Responsible Party(s)</b> Project applicant or applicant’s representative/ contractor</p> <p><b>Implementation Phase</b> Prior to and during project construction</p>	<p><b>Responsible Party(s)</b> City of Fontana</p> <p><b>Monitoring Period</b> During construction</p>	
<p><b>Mitigation Measure AQ-3: Use Low-VOC Paints.</b> The project shall utilize “Super-Compliant” low-VOC paints that have been reformulated to exceed the regulatory VOC limits put forth by SCAQMD’s Rule 1113 (BACM AQ-2). Super-Compliant low-VOC paints shall be no more than 10 grams per liter of VOC. Alternatively, the applicant may utilize tilt-up concrete buildings that do not require the use of architectural coatings.</p>	<p><b>Responsible Party(s)</b> Project applicant or applicant’s representative/ contractor</p> <p><b>Implementation Phase</b> Prior to and during project construction</p>	<p><b>Responsible Party(s)</b> City of Fontana</p> <p><b>Monitoring Period</b> During construction</p>	
<p><b>Mitigation Measure AQ-4: Use Electricity Rather than Internal Combustion Engines during Construction.</b> The Construction Contractor shall require by contract specifications that construction operations rely on the electricity infrastructure surrounding the construction site, if available, rather than electrical generators powered by internal combustion engines.</p>	<p><b>Responsible Party(s)</b> Project applicant or applicant’s representative/ contractor</p> <p><b>Implementation Phase</b> Prior to and during project construction</p>	<p><b>Responsible Party(s)</b> City of Fontana</p> <p><b>Monitoring Period</b> During construction</p>	
<p><b>Mitigation Measure AQ-5: Use Alternative Fueled Technology during Construction.</b> The Construction Contractor shall require the use of alternative fueled, engine retrofit technology, after-treatment products (e.g., diesel oxidation catalysts, diesel particulate filters), and/or other options as they become available, including all off-road and portable</p>	<p><b>Responsible Party(s)</b> Project applicant or applicant’s representative/ contractor</p> <p><b>Implementation Phase</b></p>	<p><b>Responsible Party(s)</b> City of Fontana</p> <p><b>Monitoring Period</b> During construction</p>	

Mitigation Measure/Specific Plan Requirement	Implementation	Monitoring	Notes/ Initials
<p>diesel-powered equipment.</p> <p><b>Mitigation Measure AQ-6: Require Proper Maintenance of Construction Equipment.</b> The Construction Contractor shall require that construction equipment be maintained in good operation condition so as to reduce emissions. The construction contractor shall ensure that all construction equipment is being properly serviced and maintained as per the manufacturer’s specification. Maintenance records shall be available at the construction site for City verification.</p>	<p>Prior to and during project construction</p> <p><b>Responsible Party(s)</b> Project applicant or applicant’s representative/ contractor</p> <p><b>Implementation Phase</b> Prior to and during project construction</p>	<p><b>Responsible Party(s)</b> City of Fontana</p> <p><b>Monitoring Period</b> During construction</p>	
<p><b>Mitigation Measure AQ-7: Submit Construction Plans.</b> Prior to the issuance of any grading permits, the applicant and/or building operators shall submit construction plans and a construction vehicle management plan to the City of Fontana denoting the proposed schedule and projected equipment use. The construction vehicle management plan will include such things as: specifying idling time requirements; requiring hour meters on equipment; and documenting the serial number, horsepower, age, and fuel of all on-site equipment.</p> <p>The plan shall include that California state law requires equipment fleets to limit idling to no more than 5 minutes. Construction contractors shall provide evidence that the standards contained in Mitigation Measure AQ-2 are met concerning non-road construction equipment greater than 50 horsepower to ensure low emission mobile construction equipment will be utilized. Contractors shall also conform to any construction measures imposed by the SCAQMD as well as City of Fontana Community Development Planning Staff.</p>	<p><b>Responsible Party(s)</b> Project applicant or applicant’s representative/ contractor</p> <p><b>Implementation Phase</b> Prior to and during project construction</p>	<p><b>Responsible Party(s)</b> City of Fontana</p> <p><b>Monitoring Period</b> Prior to issuance of Grading Permit</p>	
<p><b>Mitigation Measure AQ-8: Require Construction Equipment to Turn Off When Not in Use.</b> The Construction Contractor shall require by contract specifications that construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, will be turned off when not in use for more than 5 minutes.</p>	<p><b>Responsible Party(s)</b> Project applicant or applicant’s representative/ contractor</p> <p><b>Implementation Phase</b> Prior to and during project construction</p>	<p><b>Responsible Party(s)</b> City of Fontana</p> <p><b>Monitoring Period</b> During construction</p>	
<p><b>Mitigation Measure AQ-9: Timing of Construction Activities.</b> Construction activity associated with off-site utility and infrastructure improvements shall not occur concurrently with site preparation, grading, building construction, architectural coating, or paving phases of</p>	<p><b>Responsible Party(s)</b> Project applicant or applicant’s representative/ contractor</p>	<p><b>Responsible Party(s)</b> City of Fontana</p> <p><b>Monitoring Period</b> Prior to issuance of</p>	

Mitigation Measure/Specific Plan Requirement	Implementation	Monitoring	Notes/ Initials
activity.	<b>Implementation Phase</b> Prior to and during off-site utility and infrastructure improvements construction	Grading Permit	
<b>Mitigation Measure AQ-10: Incorporate EPA Smartway features.</b> The City shall require operators of the project to ensure that heavy-duty trucks incorporate EPA SmartWay features, as required by law. Project operators shall maintain a daily log of incoming and outgoing haul trucks documenting that heavy-duty trucks are fitted with compliant aerodynamic kits and low rolling resistance tires to reduce aerodynamic drag and tire rolling resistance forces, thereby reducing fuel consumption and resulting GHG emissions by approximately 4%–5% as identified in the regulation.	<b>Responsible Party(s)</b> Project applicant or applicant’s representative/ contractor <b>Implementation Phase</b> Prior to issuance of Certificate of Occupancy	<b>Responsible Party(s)</b> City of Fontana <b>Monitoring Period</b> Prior to issuance of Certificate of Occupancy	
<b>Mitigation Measure AQ-11: Energy Efficiency in Vendor Trucks.</b> The City shall require operators of the proposed facilities to request that the vendor trucks incorporate energy efficiency improvement features through the voluntary Carl Moyer Program including truck modernization, retrofits, and/or aerodynamic kits and low rolling resistance tires to reduce fuel consumption.	<b>Responsible Party(s)</b> Project applicant or applicant’s representative/ contractor <b>Implementation Phase</b> Prior to issuance of Certificate of Occupancy	<b>Responsible Party(s)</b> City of Fontana <b>Monitoring Period</b> Prior to issuance of Certificate of Occupancy	
<b>Mitigation Measure AQ-12: Incorporate Electric Vehicle Charging Stations and Carpool Parking.</b> The project shall be designed to incorporate electric vehicle charging stations and five carpool parking spaces at each building for employees and the public to use.	<b>Responsible Party(s)</b> Project applicant or applicant’s representative/ contractor <b>Implementation Phase</b> Prior to issuance of Certificate of Occupancy	<b>Responsible Party(s)</b> City of Fontana <b>Monitoring Period</b> Prior to issuance of Certificate of Occupancy	
<b>Mitigation Measure AQ-13: Provide Electric Interior Vehicles.</b> All buildings shall be designed to provide infrastructure to support use of electric powered forklifts and and/or other interior vehicles.	<b>Responsible Party(s)</b> Project applicant or applicant’s representative/ contractor <b>Implementation Phase</b> During Plan Check and prior to issuance of Certificate of Occupancy	<b>Responsible Party(s)</b> City of Fontana <b>Monitoring Period</b> During Plan Check and prior to issuance of Certificate of Occupancy	

Mitigation Measure/Specific Plan Requirement	Implementation	Monitoring	Notes/ Initials
<p><b>Mitigation Measure AQ-14: Provide Ridesharing and Transit Incentives.</b> The project will reduce vehicle miles traveled and emissions associated with trucks and vehicles by implementing the following measures:</p> <ul style="list-style-type: none"> <li>• Pedestrian and bicycle connections, including sidewalks, bicycle lanes, and trails, shall be provided to surrounding areas in accordance with City requirements and policies for pedestrian and bicycle facilities set forth in the City’s Municipal Code and General Plan.</li> <li>• A Transportation Management Association (TMA) or similar mechanism shall be established by the project applicant. The TMA shall establish and coordinate a carpooling program, including traditional carpooling as well as web-based “car sharing”/”ride sharing”; and reserve car sharing vehicles. The TMA shall advertise its services to the building occupants. The TMA shall offer transit incentives to employees including subsidizing use of transit by employees and shall provide shuttle service to and from public transit, should a minimum of five (5) employees request and use such service from a transit stop at the same drop-off and/or pick-up time. The TMA shall distribute public transportation information to project site employees. The TMA shall provide message board space and web-based page for coordination rides.</li> <li>• Preferential parking for carpools and vanpools shall be provided on each warehouse site.</li> </ul>	<p><b>Responsible Party(s)</b> Project applicant or applicant’s representative/ contractor</p> <p><b>Implementation Phase</b> Prior to issuance of Certificate of Occupancy</p>	<p><b>Responsible Party(s)</b> City of Fontana</p> <p><b>Monitoring Period</b> Prior to issuance of Certificate of Occupancy</p>	
<p><b>SP-AQ-1: Encourage Ridesharing and Transit Incentives.</b> Each building operator will be required to support and encourage ridesharing and transit incentives for the construction crew by providing crews with the needed resources to organize rideshares, such as bulletin boards or email announcements. The Construction Contractor will also fully or partially subsidize transit fares or passes for the construction crew members who can feasibly use transit.</p>	<p><b>Responsible Party(s)</b> Individual building operators</p> <p><b>Implementation Phase</b> Ongoing operations</p>	<p><b>Responsible Party(s)</b> City of Fontana</p> <p><b>Monitoring Period</b> Annual inspections</p>	
<p><b>SP-AQ-2: Erosion Control Plan.</b> Prior to commencing grading operations, the applicant for any grading permit shall prepare an erosion control and sediment plan for approval by the City of Fontana. Access roads within the area being graded shall be kept wet while being used. Alternatively, uncovered soils shall be treated with oil, asphaltic concrete, concrete, or other similar material approved by the City of</p>	<p><b>Responsible Party(s)</b> Project applicant or applicant’s representative/ contractor</p> <p><b>Implementation Phase</b> Grading plans</p>	<p><b>Responsible Party(s)</b> City of Fontana</p> <p><b>Monitoring Period</b> Prior to issuance of grading permits, site grading</p>	

Mitigation Measure/Specific Plan Requirement	Implementation	Monitoring	Notes/ Initials
<p>Fontana as a means of dust suppression.</p> <p><b>SP-AQ-3: Require Contractors and Building Operators to Use 2010 Model Year or Particulate Matter Traps for All On-road Heavy-Duty Diesel Trucks.</b> The project will require contractors and building operators (by contract specifications) to utilize on-road heavy-duty diesel trucks having a 2010 model year engine or newer equipped with a particulate matter trap.</p>	<p><b>Responsible Party(s)</b> Project applicant or applicant’s representative/ contractor for construction Building operators for ongoing operations</p> <p><b>Implementation Phase</b> Grading plans for construction Occupancy permits for operations</p>	<p><b>Responsible Party(s)</b> City of Fontana for construction Property Owners’ Association and City of Fontana for operations</p> <p><b>Monitoring Period</b> Building permit applications and grading for construction Annual reporting by Property Owners; Association, review of reports and inspection by City for operations</p>	
<p><b>SP-AQ-4: Odor Emissions.</b> All uses shall be operated in a manner such that no offensive odor is perceptible at or beyond the property line of that use.</p>	<p><b>Responsible Party(s)</b> Building operators</p> <p><b>Implementation Phase</b> Ongoing operations</p>	<p><b>Responsible Party(s)</b> SCAQMD</p> <p><b>Monitoring Period</b> Respond to any complaints during operations</p>	
<p><b>SP-AQ-5: Dust Control, Operations.</b> Any operation or activity that might cause the emission of any smoke, fly ash, dust, fumes, vapors, gases, or other forms of air pollution, which can cause damage to human health, vegetation, or other forms of property, or can cause excessive soiling on any other parcel, shall conform to the requirements of the South Coast Air Quality Management District.</p>	<p><b>Responsible Party(s)</b> Project applicant or applicant’s representative/ contractor for construction Building operators for ongoing operations</p> <p><b>Implementation Phase</b> Grading plans for construction Ongoing operations</p>	<p><b>Responsible Party(s)</b> SCAQMD</p> <p><b>Monitoring Period</b> Respond to any complaints</p>	
<p><b>SP-AQ-6: Utilize Electric Cargo Handling Equipment.</b> All on-site outdoor cargo-handling equipment (including yard trucks, hostlers, yard goats, pallet jacks, forklifts, and other on-site equipment) and all on-site</p>	<p><b>Responsible Party(s)</b> Building operators</p> <p><b>Implementation Phase</b></p>	<p><b>Responsible Party(s)</b> City of Fontana</p> <p><b>Monitoring Period</b></p>	



Mitigation Measure/Specific Plan Requirement	Implementation	Monitoring	Notes/ Initials
indoor forklifts will be powered by electricity.	Ongoing operations	Unscheduled inspections	
<b>4.2.3 Biological Resources</b>			
<p><b>Mitigation Measure BIO-1: Pre-Construction Focused Surveys of Proposed Conservation Area and Development Area to Confirm Absence of Special-Status Species.</b></p> <p><i>Pre-construction Surveys within the Proposed Conservation Area for San Diego Black-tailed Jackrabbit.</i> At least 48 hours prior to initiation of water pipeline construction activities, the 5.2-acre construction area shall be surveyed to confirm the absence of San Diego black-tailed jackrabbits. If individuals of the species are observed within the construction footprint, their movements shall be monitored until it can be confirmed that each individual has left the pipeline construction area. After that, exclusion fencing shall be established to prevent individuals of the species from re-entering the construction area during construction.</p> <p><i>Pre-construction Survey within the Proposed Development Area for Western Burrowing Owl.</i> The project applicant shall retain a qualified biologist to conduct preconstruction surveys for burrowing owls no fewer than 14 days prior to any ground-disturbing activities, to be repeated 24 hours prior to grading. The preconstruction surveys shall be approved by the City of Fontana Director of Community Development and conducted in accordance with current survey protocols provided in the CDFW Staff Report on Burrowing Owl Mitigation (March 7, 2012). In the event a burrowing owl is found to be present on site during the preconstruction survey, the project applicant shall ensure that the applicable avoidance measures outlined in the CDFW Staff Report on Burrowing Owl Mitigation (March 7, 2012) are applied to the proposed project (e.g., avoid direct impacts on occupied burrows during nesting season). Any active avoidance measures during the breeding season must to be coordinated with CDFW.</p> <p><i>Pre-construction Nesting Bird Survey of the Proposed Development Area.</i> Nesting birds are protected pursuant to the MBTA and California Fish and Game Code. If ground-disturbing activities or removal of any trees, shrubs, or any other potential nesting habitat are scheduled within the avian nesting season (January 1 to August 31), a preconstruction clearance survey for nesting birds shall be completed no more than 3 days prior to ground disturbance. This will ensure that no nesting birds adjacent to the construction area will be disturbed during construction. If</p>	<p><b>Responsible Party(s)</b> Project applicant or applicant’s representative/ contractor</p> <p><b>Implementation Phase</b> Prior to ground disturbance and during construction</p>	<p><b>Responsible Party(s)</b> City of Fontana</p> <p><b>Monitoring Period</b> Prior to issuance of Grading Permit and during construction</p>	

Mitigation Measure/Specific Plan Requirement	Implementation	Monitoring	Notes/ Initials
<p>nesting birds are found, an avoidance buffer no less than 300 feet shall be established around the nest until all young have fledged and the nest is confirmed by a qualified biologist to be no longer active.</p> <p><i>Pre-construction Surveys for Special-Status Plants:</i> Prior to construction, or any other project site development-related ground disturbance activities including vegetation removal within RSS habitat that would occur during water pipeline construction, the applicant shall conduct pre-construction presence/absence surveys for Plummer’s mariposa lily, Parry’s spineflower, and paniculate tarplant by a qualified botanist. Surveys shall be conducted in accordance with CNPS and CDFW rare plant survey guidelines and shall be conducted during the flowering period when each species is most readily identifiable. A botanist shall determine the blooming period for each species and verify blooming during the growing season by visiting a reference site to observe if the target species is flowering or otherwise identifiable. A species-specific survey may be required for each special-status plant depending upon the blooming period.</p> <p>Any special-status plant populations shall be mapped in the field. If the presence of any special-status plant species is confirmed, a copy of the survey results shall be forwarded to CDFW for entry into the CNDDDB. In the event that special-status plants are not identified within the WVLCSP development areas, including areas used for construction, no further action is required.</p> <p>If special-status species are determined to be present within the RSS habitat, then prior to issuance of project grading permit, a 5-year on-site restoration mitigation and monitoring program subject to CDFW review and to be included as part of the Streambed Alteration Agreement shall be developed and implemented for any planting areas established to mitigate impacts on special-status plant species. Restoration success criteria shall include:</p> <ol style="list-style-type: none"> <li>1. Establishment of mitigation site(s) within the conservation area, where plant restoration will occur.</li> <li>2. Identification by a qualified botanist of an appropriate plant palette and restoration methodology compatible with the specific affected special-status species. Mitigation sites could include existing RSS habitat areas in the preservation area, depending on site conditions and locations of special-status plants found.</li> </ol>			

Mitigation Measure/Specific Plan Requirement	Implementation	Monitoring	Notes/ Initials
<p><b>Mitigation Measure BIO-2: Installation of Environmentally Sensitive Area Fencing to Prevent Encroachment into the 55.23-acre Conservation Area during Construction.</b> At or before the start of construction, including pre-construction establishment of staging areas and/or initiation of grading activities, Environmentally Sensitive Area (ESA) fencing shall be installed along the western limits of disturbance to prevent encroachment into preserved lands. Educational signage shall also be posted to inform workers and area residents of the sensitivity of biological resources in the area. The fencing shall be inspected by a qualified biological monitor once per week during construction to ensure the fencing is intact and construction activities are not encroaching into preserved lands.</p> <p>Implementation of this measure would not be required should the permanent fencing or barrier called for in Mitigation Measure BIO-5 be constructed prior to the start of construction.</p>	<p><b>Responsible Party(s)</b> Project applicant or applicant’s representative/ contractor</p> <p><b>Implementation Phase</b> Prior to ground disturbance and during construction</p>	<p><b>Responsible Party(s)</b> City of Fontana</p> <p><b>Monitoring Period</b> Prior to issuance of Grading Permit and during construction</p>	
<p><b>Mitigation Measure BIO-3: Habitat Mitigation and Monitoring Plan.</b> In coordination with the CDFW Streambed Alteration Agreement, a habitat mitigation and monitoring plan (HMMP) and up to 5 years of post-restoration monitoring and reporting will be established for the 55.23-acre conservation area. The HMMP must include the following key actions to protect the conservation area RSS habitat:</p> <ul style="list-style-type: none"> <li>• Document the baseline conditions within the RSS Open Space Area.</li> <li>• Eradicate weeds and other undesirable plants within the disturbed portions of the RSS Open Space Area. Tasks include conducting weed eradication or thinning, disposing of weed species annually, reseeding, and bi-annual monitoring of the site to document treatment actions.</li> <li>• Remove olive trees and pepper trees within the conservation area and implement restoration of RSS in their place.</li> <li>• Create vegetated areas along the southern boundary of the project site to accommodate potential avian movement between Rattlesnake Mountain and the Jurupa Hills regions.</li> <li>• Control and prevent trespassing, dumping and other human intrusion into the RSS open space area through permanent fencing, signage, and coordination with the City of Fontana.</li> <li>• Eliminate signs of human disturbance through annual cleanup.</li> </ul>	<p><b>Responsible Party(s)</b> Project applicant or applicant’s representative/ contractor</p> <p><b>Implementation Phase</b> Prior to issuance of Grading Permit and up to 5 years of post- restoration monitoring and reporting</p>	<p><b>Responsible Party(s)</b> City of Fontana</p> <p><b>Monitoring Period</b> Prior to issuance of Grading Permit and up to 5 years of post-restoration monitoring and reporting</p>	

Mitigation Measure/Specific Plan Requirement	Implementation	Monitoring	Notes/ Initials
<p><b>Mitigation Measure BIO-4: On-site Restoration of 16 Acres of RSS within the Proposed Conservation Area.</b> A minimum of 16 acres of area shall be restored to establish additional RSS plant community within the conservation area (see Figure 4.2.3-4). Appendix D includes a detailed plant palette that would be utilized for restoration of the RSS plant community within the conservation area. Restoration of RSS would occur in the portions of the conservation area that currently support non-native grasslands, disturbed areas, or non-native trees and those portions would be graded, planted, and seeded with RSS plant community species listed in Appendix D. As described in the HMMP (<b>Mitigation Measure BIO-3</b>), and in coordination with CDFW as part of the Streambed Alteration Agreement, a monitoring plan and up to 5 years of post-restoration monitoring and reporting will be established for the restored area within the 55.23-acre conservation area.</p>	<p><b>Responsible Party(s)</b> Project applicant or applicant’s representative/ contractor</p> <p><b>Implementation Phase</b> Prior to issuance of Grading Permit and up to 5 years of post- restoration monitoring and reporting</p>	<p><b>Responsible Party(s)</b> City of Fontana</p> <p><b>Monitoring Period</b> Prior to issuance of Grading Permit and up to 5 years of post-restoration monitoring and reporting</p>	
<p><b>Mitigation Measure BIO-5: On-site restoration of 5.2 acres of RSS Disturbed by Water Pipeline Construction within the Proposed Conservation Area.</b> Immediately following conclusion of construction of the water pipeline, the 5.2-acre pipeline construction footprint shall be planted and seeded with RSS plants consistent with the plant palette included in Appendix D. As described in the HMMP (<b>Mitigation Measure BIO-3</b>), and in coordination with CDFW as part of the Streambed Alteration Agreement, a monitoring plan and up to 5 years of post-restoration monitoring and reporting will be established for this area that occurs within the conservation area on site.</p>	<p><b>Responsible Party(s)</b> Project applicant or applicant’s representative/ contractor</p> <p><b>Implementation Phase</b> Following construction of water pipeline</p>	<p><b>Responsible Party(s)</b> City of Fontana</p> <p><b>Monitoring Period</b> Following construction of water pipeline and up to 5 years of post-restoration monitoring and reporting</p>	
<p><b>Mitigation Measure BIO-6: Post-Construction Long-term Management and Protection of Proposed Conservation Area.</b> A permanent fence or barrier shall be erected to protect the 55.23-acre conservation area, the RSS habitat, and restored RSS habitat proposed to occur there. The design and materials used for the fencing shall be consistent with fuel management zone specifications for fencing. The fence shall consist of a three or four rail wooden fence, three or four strand barbless wire with metal t-posts, or other such materials and configuration that will allow for the passage of wildlife while restricting project personnel and the public from accessing the preserved lands. Coordination with a qualified biologist shall occur for the fence design to ensure the fence will not restrict movement of mammals or entangle wildlife. Signage will also be installed that clearly states that access</p>	<p><b>Responsible Party(s)</b> Project applicant or applicant’s representative/ contractor</p> <p><b>Implementation Phase</b> Post-construction of the conservation area.</p>	<p><b>Responsible Party(s)</b> City of Fontana</p> <p><b>Monitoring Period</b> Property owners’ association for maintenance Post-construction inspections of the conservation area</p>	

Mitigation Measure/Specific Plan Requirement	Implementation	Monitoring	Notes/ Initials
<p>beyond the fence is prohibited. To remain consistent with aesthetic considerations, signage shall be installed where it is easily visible, but not visually obtrusive. The project applicant shall be responsible for the cost and implementation of fencing and signage. The project applicant shall also be responsible for maintenance of the fencing and signage until a Property Owners' Association is established that will assume such responsibility in perpetuity.</p>			
<p><b>Mitigation Measure BIO-7: Replacement of Affected Wetland Areas.</b>                      At a minimum, compensation at a 1:1 ratio for the loss of 0.27 acre of waters of the State and 0.47 acre of area that meets the CDFW jurisdictional definition would occur off site through the purchase of credits at a local mitigation bank.                      The in-lieu fee program or off-site mitigation bank credits purchased shall be documented and included in the CDFW Streambed Alteration Agreement required to be provided to the City prior to initiation of site grading activities.</p>	<p><b>Responsible Party(s)</b>                      Project applicant or applicant's representative/contractor  <b>Implementation Phase</b>                      Prior to issuance of Grading Permit and during construction</p>	<p><b>Responsible Party(s)</b>                      City of Fontana  <b>Monitoring Period</b>                      Prior to issuance of Grading Permit and during construction</p>	
<p><b>Mitigation Measure BIO-8: Perform Tree Inventory and Protect, Relocate, or Replace any City-designated Heritage, Significant, or Specimen Trees in Accordance with City Code Requirements.</b> A certified arborist shall perform a tree inventory to identify the heritage, significant, or specimen trees within the limits of disturbance. The arborist will document species, age, size, structure, and trunk diameter. If one or more heritage, significant, or specimen trees that occur within the limits of disturbance would be disturbed or removed by project activities, the project applicant shall be responsible for the protection, relocation, and/or replacement of the tree(s). A permit for the removal of these trees will be required (Section 28-68) along with implementation of the protective measures (Section 28-66) to avoid impacts on heritage, significant, and specimen trees outside of the limits of disturbance. Trees that will be removed must be replaced or relocated per the guidelines in Section 28-67 of the Tree Preservation Ordinance.                      As indicated by Section 28-65 of the Tree Preservation Ordinance, no permit or replacement shall be required for the removal of: damaged parts of a heritage, significant, or specimen tree that has sustained an injured trunk, broken limbs, or uprooting as a result of storm damage or other acts of God, which create a hazard to life or property; trees that are determined to be diseased and/or dead by a certified arborist and</p>	<p><b>Responsible Party(s)</b>                      Project applicant or applicant's representative/contractor  <b>Implementation Phase</b>                      Prior to issuance of grading permit and tree removal</p>	<p><b>Responsible Party(s)</b>                      City of Fontana  <b>Monitoring Period</b>                      Prior to issuance of Grading Permit and tree removal permit</p>	

Mitigation Measure/Specific Plan Requirement	Implementation	Monitoring	Notes/ Initials
<p>approved by the City staff; trees that are determined to be hindering the safe application or installation of traffic control devices or roadway improvements in the public right-of-way or trees that hinder the line of site as determined by the City engineer; or trees that are determined to be within the ultimate right-of-way as shown within the circulation element of the City’s General Plan.</p> <p><b>SP-B-1: Open Space – Natural Area.</b> The West Valley Logistics Center Specific Plan sets aside 55.23 acres of natural open space in the western portion of the West Valley Logistics Center Specific Plan area to protect existing habitat areas. No buildings are permitted within this area, and only uses consistent with the habitat conservation purpose of the area will be permitted.</p> <p><b>SP-B-2: Habitat Management Plan.</b> The <i>Riversidean Sage Scrub Habitat Mitigation and Monitoring Plan</i> prepared as part of the West Valley Logistics Center Specific Plan provides for the long-term management of the on-site Riversidean sage scrub (RSS) habitat. It preserves in perpetuity 44.8 acres of RSS habitat located on the eastern edge of the Jurupa Mountains.</p> <p><b>SP-B-3: Avian Habitat Feature.</b> An avian habitat feature will be created using ground-level native plantings and rooftop plantings of Riversidean sage scrub (RSS) habitat plant species to create vegetative substrate that could facilitate avian species’ east-west dispersal between the proposed 55.23-acre on-site RSS conservation area and nearby undeveloped RSS habitats.</p>	<p><b>Responsible Party(s)</b> Project applicant or applicant’s representative/ contractor</p> <p><b>Implementation Phase</b> Tentative parcel map</p> <p><b>Responsible Party(s)</b> Project applicant or applicant’s representative/ contractor</p> <p><b>Implementation Phase</b> Prior to issuance of grading permit</p> <p><b>Responsible Party(s)</b> Project applicant or applicant’s representative/ contractor</p> <p><b>Implementation Phase</b> Building permit and construction</p>	<p><b>Responsible Party(s)</b> City of Fontana</p> <p><b>Monitoring Period</b> Prior to recordation of parcel map</p> <p><b>Responsible Party(s)</b> City of Fontana</p> <p><b>Monitoring Period</b> Prior to issuance of grading permit</p> <p><b>Responsible Party(s)</b> City of Fontana</p> <p><b>Monitoring Period</b> Review building permit, building construction inspections</p>	
<b>4.2.4 Cultural Resources</b>			
<p><b>Mitigation Measure CUL-1: Monitoring for Archaeological Resources during Construction.</b> Prior to commencement of any grading activity on the project site and consistent with the finding and recommendations of the cultural resources surveys and reports for the proposed project, as well as requests by the Gabrielino/Tongva San Gabriel Band of Mission Indians and the Soboba Band of Luiseno Indians, qualified archaeological monitor(s) shall be retained by the applicant after consultation with representatives of the two Tribes to be present during all excavation activities occurring within 100 meters of each of following sites: P-19-</p>	<p><b>Responsible Party(s)</b> Project applicant or applicant’s representative/ contractor</p> <p><b>Implementation Phase</b> Prior to issuance of Grading Permit and during ground disturbing activities</p>	<p><b>Responsible Party(s)</b> City of Fontana</p> <p><b>Monitoring Period</b> Prior to issuance of Grading Permit and during ground disturbing activities</p>	

Mitigation Measure/Specific Plan Requirement	Implementation	Monitoring	Notes/ Initials
<p>17932, CA-SBR-1573, and CA-SBR-714. The monitor(s) shall work under the direct supervision of a cultural resources professional who meets the Secretary of the Interior’s Professional Qualification Standards for archaeology. The monitor(s) shall be empowered to temporarily halt or redirect construction work in the vicinity of any find until a qualified archaeologist can evaluate it. The monitor(s) shall be present at the pre-grade conference in order to explain the cultural mitigation measures associated with the project, and shall be present on site during all ground-disturbing activities to implement the project Monitoring Plan.</p> <p><b>Mitigation Measure CUL-2: Unanticipated Discovery of Cultural Resources.</b> Prior to commencement of any grading activity on the project site and consistent with the findings and recommendations of the cultural resources reports pertaining to the sensitivity of each area on the project site for cultural resources, the applicant shall prepare an Archaeological Monitoring Plan. The Monitoring Plan shall be prepared by a qualified archaeologist for review and approval by the City of Fontana Director of Community Development. The Monitoring Plan shall include at a minimum:</p> <ul style="list-style-type: none"> <li>• A list of personnel involved in the monitoring activities;</li> <li>• A description of how the monitoring will occur;</li> <li>• A description of the frequency of monitoring (e.g., full time, part-time, spot checking);</li> <li>• A description of what resources may be discovered;</li> <li>• A description of circumstances that would result in the halting of work at the project site (e.g., what is considered a “significant” archaeological site);</li> <li>• A description of the procedures for halting work on the site and notification procedures; and</li> <li>• A description of monitoring reporting procedures.</li> </ul> <p>Should any cultural resources be discovered during monitoring of project construction activities, the onsite cultural resources monitor shall stop work actions within 100 feet of the discovery until such time as the resource can be evaluated by a qualified archaeologist to determine its significance and make appropriate treatment recommendations. Project personnel shall not collect or move any cultural resource materials. To the extent feasible, project activities shall avoid such resources. Where avoidance is not feasible, the resources shall be evaluated for their</p>	<p><b>Responsible Party(s)</b> Project applicant or applicant’s representative/ contractor</p> <p><b>Implementation Phase</b> Prior to issuance of Grading Permit and during ground disturbing activities</p>	<p><b>Responsible Party(s)</b> City of Fontana</p> <p><b>Monitoring Period</b> Prior to issuance of Grading Permit and during ground disturbing activities</p>	

Mitigation Measure/Specific Plan Requirement	Implementation	Monitoring	Notes/ Initials
<p>eligibility for listing in the California Register of Historical Resources. If a resource is not eligible, avoidance is not necessary.</p> <p>Disturbance and other adverse effects on any resource determined to be eligible shall be avoided. Should avoidance be infeasible, adverse effects shall be mitigated.</p> <p>Mitigation can include, but is not necessarily limited to: excavation of the deposit in accordance with a cultural resource mitigation or data recovery plan that makes provisions for adequately recovering the scientifically consequential information from and about the resource (see California Code of Regulations Title 4(3) Section 15126.4(b)(3)(C)). The data recovery plan shall be prepared and adopted prior to any excavation and should make provisions for sharing information with Tribes that have requested Senate Bill 18 consultation. Results of the data recovery plan shall be deposited with the regional California Historical Resources Information Center repository.</p> <p>Prehistoric resources may include lithics, ceramics, animal bone, or concentrations of burned rock, while historical resources may include glass, ceramics, or building foundations.</p> <p>It shall be the responsibility of the City of Fontana Department of Public Works to verify that the Archaeological Monitoring Plan is implemented by the applicant during project grading and construction.</p> <p>Upon completion of all mitigation activities, the consulting archaeologist shall submit a monitoring report to the City of Fontana Director of Community Development and to the San Bernardino Archaeological Information Center summarizing all monitoring and mitigation activities and confirming that all mitigation requirements have been met. The monitoring report shall be prepared consistent with the guidelines of the Office of Historic Preservation's <i>Archaeological Resources Management Reports (ARMR): Recommended Contents and Format</i>. The City of Fontana Director of Community Development or designee shall be responsible for reviewing any reports produced by the archaeologist to determine the appropriateness and adequacy of the findings and recommendations.</p>	<p><b>Responsible Party(s)</b> Project applicant or applicant's representative/contractor</p> <p><b>Implementation Phase</b></p>	<p><b>Responsible Party(s)</b> City of Fontana</p> <p><b>Monitoring Period</b> Prior to approval of the Final Geotechnical</p>	
<p><b>Mitigation Measure CUL-3. Monitoring of Paleontological Resources and Reporting.</b> Destruction of fossils of significant scientific interest shall be avoided. If fine-grained quaternary sediments are discovered below 5 feet in depth within Parcels 5 or 6 either during preparation of the Final Geotechnical Reports or geotechnical testing or during</p>			



Mitigation Measure/Specific Plan Requirement	Implementation	Monitoring	Notes/ Initials
<p>construction, a qualified paleontology monitor shall monitor excavation in these areas based on a Paleontological Monitoring Plan to be prepared by a qualified paleontological consultant for review and approval by the City. The paleontology monitor shall have the authority to reduce monitoring if, in his or her professional opinion, sediments being monitored are previously disturbed. Monitoring may also be reduced by the paleontological monitor if the potentially fossiliferous geologic units previously described are not found to be present or, if present, are determined by qualified paleontological personnel to have low potential to contain fossil resources.</p> <p>The monitor shall be equipped to salvage fossils and samples of sediments as they are unearthed to avoid construction delays and shall be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens. Any recovered specimens shall be prepared to a point of identification and permanent preservation, and shall be curated into a professional, accredited museum repository with permanent retrievable storage. A report of findings, with an appended itemized inventory of specimens, shall be prepared. The report and inventory, when submitted to the City of Fontana, will signify completion of the program to mitigate impacts to paleontological resources.</p>	<p>During preparation of the Final Geotechnical Reports and during ground disturbing activities</p>	<p>Report, issuance of Grading Permit and during ground disturbing activities</p>	
<b>4.2.4 Energy Resources</b>			
<p><b>Mitigation Measure EN-1: Efficient Use of Energy During Construction.</b> Project construction plan specifications shall include the following measures to be implemented by the Construction Contractor to prevent the wasteful or inefficient use of energy and fuel during construction:</p> <ul style="list-style-type: none"> <li>• Implement work schedules and procedures that minimize equipment idle time and double-handling of material;</li> <li>• Switch off office equipment and lights when not in use;</li> <li>• Use solar power resources for road signs and other applicable equipment required at the construction site; and</li> <li>• Design all temporary roads to minimize travel distances.</li> </ul>	<p><b>Responsible Party(s)</b> Project applicant or applicant’s representative/ contractor</p> <p><b>Implementation Phase</b> Prior to issuance of Grading Permit and during construction</p>	<p><b>Responsible Party(s)</b> City of Fontana</p> <p><b>Monitoring Period</b> Prior to issuance of Grading Permit and during construction</p>	
<b>4.2.5 Geology and Soils</b>			
<p><b>Mitigation Measure GEO-1: Final Geotechnical Studies/Incorporate Foundation Design Elements Appropriate for the Project Geographic Area.</b> Prior to approval of grading permits, a specific final</p>	<p><b>Responsible Party(s)</b> Project applicant or applicant’s representative/</p>	<p><b>Responsible Party(s)</b> City of Fontana</p> <p><b>Monitoring Period</b></p>	

Mitigation Measure/Specific Plan Requirement	Implementation	Monitoring	Notes/ Initials
<p>geotechnical study for each construction site within the Specific Plan area will be provided by the applicant to the City for review and approval. A qualified registered geologist or engineer will verify to the satisfaction of the City Director of Public Works or the Director’s designee that foundations designed for all proposed structures are appropriate and meet code requirements.</p> <p>Recommendations included in Section 3.0 and Appendix D of the 2007 Preliminary Geotechnical Report and on pages 5 through 8 of the 2013 Supplemental Geotechnical Investigation and Infiltration Testing Report (geotechnical reports are included as Appendix H to the 2<sup>nd</sup> Recirculated Draft EIR) regarding foundations, overexcavation, and recompaction of the footing subgrade soils, slab-on-grade, and seismic design parameters will be incorporated into the final geotechnical reports as appropriate based on updated findings. All foundations will be designed in accordance with California Building Code and local requirements.</p> <p>Additional recommendations from the 2007 Preliminary Geotechnical Report and the 2013 Supplemental Geotechnical Investigation and Infiltration Testing Report addendum pertaining to site clearing and preparation, temporary excavation, engineered fill placement, infiltration basins, trench backfilling, foundation design, retaining walls, slope stability, rippability, pavement design and thickness, cement type, shrinkage, and surface drainage will be implemented to minimize any negative effects associated with erosion and sedimentation.</p> <p><b>Mitigation Measure GEO-2: Geotechnical Testing During Construction.</b> Geotechnical observations and testing will be conducted as necessary during construction activities, consistent with the conclusions and recommendations presented in the final Geotechnical Studies (required per Mitigation Measure GEO-1) for development within the project area. In accordance with the final Geotechnical studies, the 2007 Preliminary Geotechnical Report and the 2013 Supplemental Geotechnical Investigation and Infiltration Testing Report measures related to trench backfill and retaining wall backfill subdrain will be implemented. Geotechnical observation and testing will be provided during the following:</p> <ul style="list-style-type: none"> <li>• After completion of site clearing.</li> <li>• During overexcavation of compressible soil.</li> <li>• During compaction of all fill materials.</li> </ul>	<p>contractor</p> <p><b>Implementation Phase</b></p> <p>Prior to issuance of Grading Permit and during construction</p> <p><b>Responsible Party(s)</b></p> <p>Project applicant or applicant’s representative/ contractor</p> <p><b>Implementation Phase</b></p> <p>Prior to issuance of Grading Permit and during construction</p>	<p>Prior to issuance of Grading and Building Permits</p> <p><b>Responsible Party(s)</b></p> <p>City of Fontana</p> <p><b>Monitoring Period</b></p> <p>Prior to issuance of Grading and Building Permits</p>	

Mitigation Measure/Specific Plan Requirement	Implementation	Monitoring	Notes/ Initials
<ul style="list-style-type: none"> <li>• After excavation of all footings and prior to placement of concrete.</li> <li>• During retaining wall back drain construction and backfilling.</li> <li>• During utility trench backfilling and compaction.</li> <li>• During pavement subgrade and base preparation.</li> <li>• When any unusual conditions are encountered.</li> </ul>			
<b>4.2.6 Greenhouse Gas Emissions</b>			
<p><b>Mitigation Measure GHG-1: Provide Solar Installations on Roofs:</b> All buildings shall be designed to provide rooftop solar energy systems except in rooftop areas where avian habitat feature areas will be created using rooftop plantings of Riversidean sage scrub (RSS) habitat plant species to create vegetative substrate that could facilitate avian species' access east-west dispersal between to the proposed 55.23-acre on-site RSS conservation area and nearby undeveloped RSS habitats.</p>	<p><b>Responsible Party(s)</b> Building permit applicant or applicant's representative/ contractor</p> <p><b>Implementation Phase</b> During construction and prior to issuance of Certificate of Occupancy</p>	<p><b>Responsible Party(s)</b> City of Fontana</p> <p><b>Monitoring Period</b> Prior to issuance of Certificate of Occupancy</p>	
<p><b>SP-GHG-1: Incorporate Water Conservation and Efficient Measures for Landscaping.</b> The project will devise a comprehensive water conservation strategy in compliance with California Green Building Standards Code Water Efficiency Measures and Leadership in Energy and Environmental Design Neighborhood Development standards to reduce water use during project operation. The strategy will include the following, plus other innovative measures that may be appropriate.</p> <ul style="list-style-type: none"> <li>• Install drought-tolerant plants for landscaping.</li> <li>• Use recycled water for landscape irrigation within the project at such time as it can be made reasonably available. Install the infrastructure to deliver and use recycled water, as part of street improvements within the project site along Jurupa Avenue, Locust Avenue, Alder Avenue, and Armstrong Road as needed to provide recycled water for landscape irrigation when available.</li> <li>• Install water-efficient irrigation systems, such as weather-based and soil-moisture-based irrigation controllers and sensors, for landscaping according to the California Department of Water Resources Model Efficient Landscape Ordinance.</li> <li>• Ensure that all landscape and irrigation measures are in compliance with the City of Fontana's Municipal Code Article IV, Landscaping and Water Conservation.</li> </ul>	<p><b>Responsible Party(s)</b> Building permit applicant or applicant's representative/ contractor</p> <p><b>Implementation Phase</b> During construction and prior to issuance of Certificate of Occupancy</p>	<p><b>Responsible Party(s)</b> City of Fontana</p> <p><b>Monitoring Period</b> Prior to issuance of Certificate of Occupancy</p>	

Mitigation Measure/Specific Plan Requirement	Implementation	Monitoring	Notes/ Initials
<p><b>SP-GHG-2: Design Building Components to Meet 2016 Title 24 Standards.</b> The project will design building shells and building components, such as windows; roof systems; electrical and lighting systems; and heating, ventilating, and air conditioning systems, to meet 2016 Title 24 standards, which are 5 percent more stringent than the 2013 Title 24 Standards, which were in turn 30 percent more stringent than the 2008 Title 24 standards for nonresidential buildings.</p>	<p><b>Responsible Party(s)</b> Building permit applicant or applicant’s representative/ contractor</p> <p><b>Implementation Phase</b> During construction and prior to issuance of Certificate of Occupancy</p>	<p><b>Responsible Party(s)</b> City of Fontana</p> <p><b>Monitoring Period</b> Prior to issuance of Certificate of Occupancy</p>	
<p><b>SP-GHG-3: Design CALGreen Compliant Buildings.</b> Buildings will be designed to provide CALGreen Standards with Leadership in Energy and Environmental Design features for potential certification and will employ energy and water conservation measures in accordance with such standards. This includes design considerations related to the building envelope; heating, ventilating, and air conditioning; lighting; and power systems.</p>	<p><b>Responsible Party(s)</b> Building permit applicant or applicant’s representative/ contractor</p> <p><b>Implementation Phase</b> During construction and prior to issuance of Certificate of Occupancy</p>	<p><b>Responsible Party(s)</b> City of Fontana</p> <p><b>Monitoring Period</b> Prior to issuance of Certificate of Occupancy</p>	
<p><b>SP-GHG-4: Provide Electrical Connections at Loading Docks.</b> Electrical outlets will be provided in loading dock areas to provide power for trucks to keep their cargo cool without using their engines, minimizing idling time to reduce air emissions and use of fuel on site.</p>	<p><b>Responsible Party(s)</b> Building permit applicant or applicant’s representative/ contractor</p> <p><b>Implementation Phase</b> During construction and prior to issuance of Certificate of Occupancy</p>	<p><b>Responsible Party(s)</b> City of Fontana</p> <p><b>Monitoring Period</b> Prior to issuance of Certificate of Occupancy</p>	
<p><b>SP-GHG-5: Utilize Energy-efficient Lighting.</b> The project will utilize energy-efficient interior and exterior lighting, including light-emitting diodes, T5 and T8 fluorescent lamps, or other lighting that is at least as efficient. Lighting will incorporate motion sensors that turn lighting off when not in use.</p>	<p><b>Responsible Party(s)</b> Building permit applicant or applicant’s representative/ contractor</p> <p><b>Implementation Phase</b> During construction and prior to issuance of Certificate of Occupancy</p>	<p><b>Responsible Party(s)</b> City of Fontana</p> <p><b>Monitoring Period</b> Prior to issuance of Certificate of Occupancy</p>	
<p><b>SP-GHG-6: Select Efficient Refrigerants and Heating, Ventilating, and Air Conditioning (HVAC) Systems.</b> Refrigerants and HVAC equipment will be selected to minimize or eliminate the emission of compounds that</p>	<p><b>Responsible Party(s)</b> Building permit applicant or applicant’s</p>	<p><b>Responsible Party(s)</b> City of Fontana</p> <p><b>Monitoring Period</b></p>	

Mitigation Measure/Specific Plan Requirement	Implementation	Monitoring	Notes/ Initials
<p>contribute to ozone depletion and global warming. Ventilation and HVAC systems will be designed to meet or exceed the minimum outdoor air ventilation rates described in the American Society of Heating, Refrigeration, and Air Conditioning Engineers standards and/or per California Title 24 requirements.</p> <p><b>SP-GHG-7: Provide Landscaped Parking Lots.</b> Surface parking lots will be well landscaped to reduce the heat island effect. Parking lot landscaping will be planted with 15-gallon trees at a rate of one tree per every four parking stalls. The trees may be clustered, but a minimum of one cluster will be provided for each 100 feet of parking row. Trees will be selected and placed to provide canopy and shade for the parking lots.</p> <p><b>SP-GHG-8: Recycling Program: Operational Sustainability.</b> The Project shall implement a recycling program in order to meet a 50 percent minimum waste diversion goal, consistent with Section 24-2 of the City’s Municipal Code.</p>	<p>representative/ contractor</p> <p><b>Implementation Phase</b> During construction and prior to issuance of Certificate of Occupancy</p> <p><b>Responsible Party(s)</b> Building permit applicant or applicant’s representative/contractor</p> <p><b>Implementation Phase</b> During construction and prior to issuance of Certificate of Occupancy</p> <p><b>Responsible Party(s)</b> Building operators</p> <p><b>Implementation Phase</b> Ongoing operations</p>	<p>Prior to issuance of Certificate of Occupancy</p> <p><b>Responsible Party(s)</b> City of Fontana</p> <p><b>Monitoring Period</b> Prior to issuance of Certificate of Occupancy</p> <p><b>Responsible Party(s)</b> City of Fontana</p> <p><b>Monitoring Period</b> Annual monitoring of waste hauler</p>	
<b>4.2.7 Hazards and Hazardous Materials</b>			
<p><b>Mitigation Measure HAZ-1: Engineering Controls and Best Management Practices during Construction.</b> During construction, the contractor will employ use of engineering controls and best management practices to minimize human exposure to potential contaminants. Engineering controls and construction best management practices specified on project construction plans for review and approval by the City Department of Community Development will include, but not be limited to, the following.</p> <ul style="list-style-type: none"> <li>Contractor employees working on site Occupational Safety and Health will be certified in the Administration’s 40-hour Hazardous Waste Operations and Emergency Response training.</li> <li>The contractor will monitor areas around the construction site for fugitive vapor emissions with appropriate field screening instrumentation.</li> <li>The contractor will water/mist soil as it is being excavated and loaded onto transportation trucks.</li> </ul>	<p><b>Responsible Party(s)</b> Project applicant or applicant’s representative/ contractor</p> <p><b>Implementation Phase</b> Prior to and during project construction</p>	<p><b>Responsible Party(s)</b> City of Fontana</p> <p><b>Monitoring Period</b> Prior to issuance of Grading Permit and during construction</p>	

Mitigation Measure/Specific Plan Requirement	Implementation	Monitoring	Notes/ Initials
<ul style="list-style-type: none"> <li>The contractor will place any stockpiled soil in areas shielded from prevailing winds.</li> <li>The contractor will cover the bottom of excavated areas with sheeting when work is not being performed.</li> </ul>			
<p><b>Mitigation Measure HAZ-2: Clear Materials that Could Serve as Fire Fuel from Construction Areas.</b> Prior to ground clearing, grading and other ground disturbance construction activities contractors will clear areas of dry vegetation or other potential fire fuels on or near staging areas, welding areas, or any other areas on which equipment will be operated. The City will require contractors to maintain areas subject to construction activities clear of combustible natural to maintain firebreaks and minimize the availability of fire fuels. Proposed staging areas to be cleared will be identified with the assistance of a qualified biologist to avoid conflicts with policies to preserve protected habitat areas. Staging and clearing will not be permitted in protected habitat areas. This requirement will be included on project construction plan specifications and reviewed for approval by the Fontana Fire Protection District prior to issuance of grading permits.</p>	<p><b>Responsible Party(s)</b> Project applicant or applicant’s representative/ contractor</p> <p><b>Implementation Phase</b> Prior to and during project construction</p>	<p><b>Responsible Party(s)</b> City of Fontana</p> <p><b>Monitoring Period</b> Prior to issuance of Grading Permit and during construction</p>	
<p><b>SP-HM-1: Sampling and Remediation.</b> Prior to submittal of a grading permit for the West Valley Logistics Center Specific Plan area, a Phase II Environmental Site Assessment (ESA) will be prepared for any portions of the project area in which there is evidence of previous contamination, as identified in the Phase I ESA. The Phase II ESA will be submitted to the Fontana Director of Community Development and the San Bernardino County Division of Environmental Health Services (DEHS) for review and approval. The Phase II ESA will include, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>A scope of work for preparation of a Health and Safety Plan that specifies pre-field activity marking of boring locations and obtaining utility clearance, and Field Activities, such as identifying appropriate sampling procedures, health and safety measures, chemical testing methods, and quality assurance/quality control procedures in accordance with the ASTM International Standards.</li> <li>Necessary permits for well installation and/or boring advancement.</li> <li>A Soil Sampling and Analysis Plan in accordance with the scope of work.</li> <li>Laboratory analyses conducted by a state-certified laboratory.</li> </ul>	<p><b>Responsible Party(s)</b> Project applicant or applicant’s representative/ contractor</p> <p><b>Implementation Phase</b> Prior to grading permit</p>	<p><b>Responsible Party(s)</b> San Bernardino County Division of Environmental Health Services</p> <p><b>Monitoring Period</b> Prior to issuance of Grading Permit and during construction</p>	

Mitigation Measure/Specific Plan Requirement	Implementation	Monitoring	Notes/ Initials
<ul style="list-style-type: none"> <li>Disposal processes, including transport by a state-certified hazardous material hauler to a state-certified disposal or recycling facility licensed to accept and treat hazardous waste.</li> <li>An asbestos-containing materials survey for analysis of demolition/construction debris located on site.</li> </ul>			
<p>The Phase II ESA shall provide verification whether any portions of the project site are contaminated and require remediation to achieve risk-based cleanup standards<sup>1</sup> of an acceptable excess cancer risk of <math>1 \times 10^{-5}</math> or as otherwise established by the Department of Toxic Substances Control (DTSC), Regional Water Quality Control Board (RWQCB), or DEHS for construction workers and workers within proposed uses on site. The applicant and project contractor(s) shall be required to follow the recommendations and specific measures included in the Phase II ESA, specifically if contamination exists on site, and follow measures for site remediation in accordance with the applicable regulatory agency. If any hazardous materials are discovered, a plan for their proper remediation shall be prepared in accordance with applicable requirements of the California Division of Occupational Safety and Health and the County of San Bernardino Environmental Health Services. Should underground storage tanks be determined to remain on site, they shall be removed pursuant to the recommendations of the Phase II ESA and the applicable requirements of the City of Fontana, DTSC, RWQCB, and DEHS.</p>			
<p>In the event that that the Phase II ESA identifies contamination on site, the following remediation measures may be employed (site specific recommendations and measures will be included in the Phase II ESA based on sampling results):</p>			
<ul style="list-style-type: none"> <li>Targeted Excavation with Off-site Disposal. With this technology, heavily contaminated soil is excavated and transported by truck or rail to a permitted off-site treatment and disposal facility.</li> </ul>			

<sup>1</sup> Regulatory agencies have historically used conservative standard-based criteria (i.e., drinking water standards) or required cleanups to background levels, often assumed to be pristine environments, which can sometimes lead to costly cleanup requirements. There has recently been a trend to use site-specific risk-based cleanup goals instead of standard-based or background levels. Rather than pre-determining specific contaminant levels to be applied to every site regardless of the risks involved in exposure of the public to contaminants, risk-based cleanup goals involve application of performance standards (e.g., acceptable cancer risk) to site-specific conditions based on actual health and environmental risk posed by contaminants in the ground or water. As a result, land uses where risks to the public health are higher (e.g., residential) will have more stringent clean-up requirements than would less sensitive uses (e.g. industrial), given the same level of cancer risk (City of Brisbane. 2013. Brisbane Baylands Draft Environmental Impact Report. State Clearinghouse #2006022136. Prepared for City of Brisbane, CA by ESA. June. Available: <http://www.ci.brisbane.ca.us/baylands-deir>).

Mitigation Measure/Specific Plan Requirement	Implementation	Monitoring	Notes/ Initials
<p>Pretreatment may be required at the disposal facility prior to disposal.</p> <ul style="list-style-type: none"> <li>• Targeted Excavation with On-site Treatment. With this technology, heavily contaminated soil is excavated and stockpiled on site for treatment and subsequent reuse on site. Potential treatment technologies include:                             <ul style="list-style-type: none"> <li>○ Plasma arc centrifugal treatment technology, which uses heat generated by a plasma arc to melt the inorganic portion of waste material while destroying the organic portion, creating an inert slag that can be reused on site;</li> <li>○ Smoldering treatment technology, a new technology to remediate oil in the subsurface, either in situ or above ground in treatment chambers following excavation that uses smoldering combustion (the type of combustion that turns charcoal into ash in a barbeque grill) to quickly and efficiently destroy contaminants; and</li> <li>○ Bioremediation, which uses naturally occurring microorganisms to degrade organic contaminants in soil.</li> </ul> </li> <li>• Targeted Excavation with On-site Extraction. With this technology, moderately contaminated soil is excavated and placed in areas that will be covered by soil, concrete slabs, or other structures that prevent contact with the soil.</li> </ul>			
<p>All grading within the boundaries of the former Crestmore Waste Disposal Site shall be in accordance with the requirements of California Code of Regulations Title 27, Environmental Protection.</p>			
<p><b>Installation of Sub-slab Vapor Barriers.</b> To minimize potential vapor intrusion into proposed new buildings within 1,000 feet of the Crestmore Waste Disposal Site footprint, sub-slab vapor barriers can be employed in the proposed project area as a passive option if methane testing conducted prior to issuance of building permits indicates the presence of methane or other volatile gases.</p>			
<p>Additionally and prior to site construction, the applicant shall undertake the following actions in accordance with the performance standards provide herein to ensure safe conditions of the site.</p>			
<p><b>Additional Air Pollutant and Greenhouse Gas Emissions Analysis.</b> Should site remediation and/or soil excavation be required as part of implementation of this measure, additional analysis of the air quality and</p>			



Mitigation Measure/Specific Plan Requirement	Implementation	Monitoring	Notes/ Initials
<p>greenhouse gas emissions associated with such site remediation and/or soil excavation will be required.<sup>2</sup></p> <p><b>Asbestos and Lead Based-Paint Sampling.</b> Sampling shall be undertaken to confirm the absence of asbestos and lead-based paint in the remnant construction debris on site. The soil sampling shall include applicable sampling procedures pursuant to the directives of the DEHS, and shall be subject to review by the DEHS.</p>			
<b>4.2.9 Hydrology and Water Quality</b>			
<p>There are no Mitigation Measures that address impacts related to Hydrology and Water Quality. Specific Plan requirements related to Hydrology and Water Quality are presented below.</p>			
<p><b>SP-HW-1: Implement Best Management Practices for Water Quality Management.</b> Site Design best management practices will be included in the project-wide Stormwater Quality Management Plan submitted to the City of Fontana and approved prior to the issuance of a grading permit (see Regulatory Requirement RR-HW-2). The best management practices, which include low-impact development standards, will include, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>• Maximize permeable areas (pervious open space) of the site by reducing the amount of pavement, decreasing the project’s footprint, or by utilizing alternative paving materials in select areas.</li> <li>• Drain rooftops into pervious, swaled landscaped areas prior to discharge of overflow into storm drains.</li> <li>• Construct streets, sidewalks, and parking lot aisles to the minimum width necessary.</li> <li>• Construct walkways, parking stalls, overflow parking lots, and other low-traffic areas with open-jointed paving materials.</li> <li>• Use pervious drainage channels (rock- or grass-lined systems) for conveying parking lot runoff into storm drains.</li> <li>• Use perforated pipe, gravel infiltration pits, and drywells for low-flow infiltration following treatment by an acceptable method.</li> <li>• Construct on-site vegetated ponding areas and swaled landscaping</li> </ul>	<p><b>Responsible Party(s)</b> Project applicant or applicant’s representative/ contractor</p> <p><b>Implementation Phase</b> Grading permit and site grading</p>	<p><b>Responsible Party(s)</b> City of Fontana</p> <p><b>Monitoring Period</b> Prior to issuance of Grading Permit and during construction</p>	

<sup>2</sup> While this measure sets performance standards for safety in relation to hazardous materials, such air quality and greenhouse analyses cannot be undertaken at this time because the actual need for remediation and specific methods to accomplish site remediation, as well as the amount of any additional grading activity to be undertaken as part of site remediation, would be determined as part of a Soil Management Plan or Remedial Action Plan undertaken prior to approval of a grading plan.

Mitigation Measure/Specific Plan Requirement	Implementation	Monitoring	Notes/ Initials
<p>(not mounded) that drain within 72 hours to prevent the development of vector breeding areas.</p> <ul style="list-style-type: none"> <li>• Provide curb cutouts, curb cores, or concrete mow strips and wheel stops to allow stormwater runoff to flow into swaled landscaped areas.</li> <li>• Where soil conditions are suitable, construct vegetated infiltration trenches in paved parking lot areas to infiltrate and filter stormwater runoff.</li> </ul> <p><b>SP-HW-2: On-site Stormwater Detention:</b> On-site detention basins will be designed and sized to reduce 100-year peak flows to 90 percent of the 25-year peak flow rate for existing conditions. Detention basins within the West Valley Logistics Center Specific Plan area will be designed such that the lower elevations of the basins are used for water quality purposes. The higher elevations of the basins will be used to limit the difference between pre- and post-development peak flow rates.</p>	<p><b>Responsible Party(s)</b> Project applicant or applicant’s representative/ contractor</p> <p><b>Implementation Phase</b> Parcel map</p>	<p><b>Responsible Party(s)</b> City of Fontana</p> <p><b>Monitoring Period</b> Review of tentative parcel map and map recordation</p>	
<b>4.2.10 Land Use and Planning</b>			
There are no Mitigation Measures that address impacts related to Land Use and Planning.			
<b>4.2.11 Noise</b>			
<p><b>Mitigation Measure NOI-1: Provide Rubberized Pavement.</b> To reduce the off-site traffic noise levels resulting from WVLCSP-related truck trips, the use of an asphalt rubber hot mix overlay to reduce the noise levels associated with vehicle tires traveling over pavement is required during off-site project roadway improvements on the following roadway segments:</p> <p><b>City of Fontana</b></p> <ul style="list-style-type: none"> <li>• Locust Avenue: South of Jurupa Avenue (Segment #6) <ul style="list-style-type: none"> <li>○ South of Driveway 4 (Segment #7)</li> <li>○ South of Driveway 5 (Segment #8)</li> <li>○ South of 11<sup>th</sup> Street (Segment #9)</li> <li>○ South of 10<sup>th</sup> Street (Segment #10)</li> <li>○ South of 9<sup>th</sup> Street (Segment #11)</li> <li>○ South of 8<sup>th</sup> Street (Segment #12)</li> </ul> </li> <li>• Jurupa Avenue: <ul style="list-style-type: none"> <li>○ East of Locust Avenue—eastbound lanes from Locust Avenue to Kessler Park (Segment #36)</li> </ul> </li> </ul>	<p><b>Responsible Party(s)</b> Project applicant or applicant’s representative/ contractor</p> <p><b>Implementation Phase</b> Prior to the first certificate of occupancy</p>	<p><b>Responsible Party(s)</b> City of Fontana for roadways within the City San Bernardino County</p> <p>Public works Department for roadways within unincorporated areas</p> <p><b>Monitoring Period</b> Construction of off-site roadway improvements</p>	

Mitigation Measure/Specific Plan Requirement	Implementation	Monitoring	Notes/ Initials
<b>San Bernardino County</b>			
<ul style="list-style-type: none"> <li>• Locust Avenue:                             <ul style="list-style-type: none"> <li>○ South of Slover Avenue (Segment #4)</li> <li>○ South of Santa Ana Avenue (Segment #5)</li> </ul> </li> <li>• Jurupa Avenue:                             <ul style="list-style-type: none"> <li>○ West of Cedar Avenue (Segment #37)</li> </ul> </li> </ul>	<p><b>Responsible Party(s)</b> Building operators</p> <p><b>Implementation Phase</b> Ongoing operations</p>	<p><b>Responsible Party(s)</b> City of Fontana</p> <p><b>Monitoring Period</b> Unscheduled inspections</p>	
<p><b>SP-N-1: Noise Performance Standards:</b> The noise standard for generation of noise from any stationary noise source as it affects adjacent properties shall be:</p>			
<p>Residential      55 A-weighted decibels (dBA) (7:00 a.m.–10:00 p.m.)                          45 dBA (10:00 p.m.–7:00 a.m.)</p>			
<p>Industrial        70 dBA any time</p>			
<p>No person shall operate or cause the operation of any stationary source of noise at any location or allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person, which causes the noise level, when measured on any other property, to exceed:</p>			
<ol style="list-style-type: none"> <li>1. The noise standard specified above for the receiving land use for a cumulative period of more than 30 minutes in any hour.</li> <li>2. The noise standard specified above for the receiving land use plus 5 dBA for a cumulative period of more than 15 minutes in any hour.</li> <li>3. The noise standard specified above for the receiving land use plus 10 dBA for a cumulative period of more than 5 minutes in any hour.</li> <li>4. The noise standard specified above for the receiving land use plus 15 dBA for a cumulative period of more than 1 minute in any hour.</li> <li>5. The noise standard specified above for the receiving land use plus 20 dBA for any period of time.</li> <li>6. If the noise exceeding the applicable noise standard or the ambient noise level consists entirely of impact noise or simple tone noise, each of the noise levels described above shall be reduced by 5 dBA.</li> </ol>			
<p>The preceding performance standards do not apply to the following uses, each of which shall meet any applicable requirements of the City of Fontana:</p>			
<ul style="list-style-type: none"> <li>• Motor vehicles;</li> <li>• Emergency equipment, vehicles, devices, and activities; and</li> <li>• Temporary construction, maintenance, or demolition activities</li> </ul>			

Mitigation Measure/Specific Plan Requirement	Implementation	Monitoring	Notes/ Initials
<p>conducted between the hours of 6:00 a.m. and 7:00 p.m.</p> <p><b>SP-N-2: Installation of Sound Barriers on Site.</b> Screen wall/noise barriers will be constructed near Buildings 1, 2, 3, 4, and 7, as shown on Exhibit 10-A of the West Valley Logistics Center Noise Impact Analysis, to shield noise from adjacent sensitive receptors, including along Locust Avenue and near sensitive receptors within the City of Jurupa Valley to the south and the County of San Bernardino to the east. Screen walls would be constructed from cement or concrete masonry units along the eastern project boundary adjacent to Building 1, with two rolling gates that can be opened and closed during truck operations at night to shield the openings for truck entrances. A screen wall would also be constructed along the western project boundary adjacent to Building 2, with a wrap-around portion on the north side to cover the parking area on the west side of the building. This screen wall would further reduce truck operational noise from the west side of Building 2 for residences to the northwest of the project side. Additionally, a screen wall would be constructed along the south/east side of Building 4. Noise barriers will be installed with noise-attenuating qualities and will have a minimum height of 12 feet above grade.</p> <p>In addition, minimum 8-foot high temporary construction noise barriers will be installed at the project site boundaries adjacent to sensitive receivers, as shown in the West Valley Logistics Center Noise Study, for the duration of mobile-equipment construction activities for the duration of the site preparation and grading stages of project construction. The noise-control barriers must have a solid face from top to bottom. The noise-control barriers must meet the minimum height and be constructed as follows:</p> <ul style="list-style-type: none"> <li>• The temporary noise barriers will provide a minimum transmission loss of 20 A-weighted decibels (Federal Highway Administration, Noise Barrier Design Handbook). The noise barrier is to be constructed using an acoustical blanket (e.g., vinyl acoustic curtains or quilted blankets) attached to the construction site perimeter fence or equivalent temporary fence posts.</li> <li>• The noise barrier will be maintained and any damage promptly repaired. Gaps, holes, or weaknesses in the barrier or openings between the barrier and the ground will be promptly repaired.</li> <li>• The noise control barrier and associated elements are to be</li> </ul>	<p><b>Responsible Party(s)</b> Project applicant or applicant’s representative/ contractor</p> <p><b>Implementation Phase</b> Site plan review, building permits</p>	<p><b>Responsible Party(s)</b> City of Fontana</p> <p><b>Monitoring Period</b> Prior to certificate of occupancy</p>	

Mitigation Measure/Specific Plan Requirement	Implementation	Monitoring	Notes/ Initials
<p>completely removed and the site appropriately restored upon the conclusion of the construction activity.</p> <p>Alternatively, the planned 14-foot-high permanent screen walls (noise barriers) at the eastern project site boundary adjacent to Locust Avenue, shown on Figure 3-3, if built prior to project construction, can replace the 8-foot-high temporary noise barriers intended to reduce the construction noise levels at homes on Locust Avenue between 11<sup>th</sup> and 8<sup>th</sup> Streets.</p> <p><b>SP-N-3: Truck Idling.</b> To reduce potential noise impacts related to truck idling during project operations, deed restrictions and parking lot signage shall limit the maximum number of trucks idling on the east side of Building 1 to 20 trucks during nighttime hours between 10:00 p.m. and 7:00 a.m. Proposed deed restrictions and parking lot signage will be submitted to the City of Fontana Community Development Department for review and approval prior to issuance of a certificate of occupancy.</p> <p><b>SP-N-4: Vibration Performance Standard.</b> No person shall create or cause the creation of any activity that causes a vibration that can be felt beyond the property line of any residentially zoned property with or without the aid of an instrument.</p>	<p><b>Responsible Party(s)</b> Building operators</p> <p><b>Implementation Phase</b> Ongoing operations</p> <p><b>Responsible Party(s)</b> Building operators</p> <p><b>Implementation Phase</b> Ongoing operations</p>	<p><b>Responsible Party(s)</b> City of Fontana</p> <p><b>Monitoring Period</b> Unscheduled inspections</p> <p><b>Responsible Party(s)</b> City of Fontana</p> <p><b>Monitoring Period</b> Unscheduled inspections</p>	

**4.2.12 Population and Housing**

There are no Mitigation Measures or Specific Plan Requirements that address impacts related to Population and Housing.

**4.2.13 Public Services**

There are no Mitigation Measures that address impacts related to Public Services. Specific Plan requirements related to Public Services are presented below.

**SP-PS-1: Implement Crime Prevention through Environmental Design (CPTED) Measures.** The West Valley Logistics Center Specific Plan (Specific Plan) complies with the City of Fontana’s CPTED guidelines. As such, the Specific Plan incorporates the following measures identified to minimize crime occurrences and the need for additional police protection services:

- A comprehensive security plan that includes uniformed security and video monitoring;
- A graffiti removal plan;
- The establishment of a Business Coalition/Neighborhood Watch program;
- A comprehensive traffic control plan; and

**Responsible Party(s)**  
Project applicant or applicant’s representative/ contractor

**Implementation Phase**  
Site plan review, building permits

**Responsible Party(s)**  
City of Fontana

**Monitoring Period**  
Prior to certificate of occupancy

Mitigation Measure/Specific Plan Requirement	Implementation	Monitoring	Notes/ Initials
<ul style="list-style-type: none"> <li>• Design guidelines relative to security in semi-public and private spaces, which may include, but not be limited to, access control of buildings, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high foot traffic areas, and provision of security guard patrol throughout the project site, if needed.</li> </ul> <p><b>SP-PS-2: Fire Protection through Implementation of Safety Design Measures.</b> In order to address current plans by the Fontana Fire Protection District (FFPD) to move the fire station that is currently closest to the West Valley Logistics Center Specific Plan (Specific Plan) site to another location farther from the project site, such that the travel distance and running time from the relocated fire station to the project site would increase, the Specific Plan includes the following measures to provide for adequate fire protection and meet the requirements of the FFPD:</p> <ul style="list-style-type: none"> <li>• Adequate off-site public and on-site private fire hydrants will be required; their number and location will be determined after FFPD reviews and approves the site plan.</li> <li>• The proposed private street, along with any entry gates to individual building sites, will be built to City of Fontana (City) standards to the satisfaction of the City Engineer and FFPD.</li> <li>• Sprinkler systems will be required throughout each structure and will be built in accordance with the City’s Municipal Code.</li> <li>• Construction of public or private roadways in the proposed development will not exceed 15 percent in grade.</li> <li>• Standard cut-corners will be used on all turns.</li> <li>• Fire lanes and dead-ending streets will terminate in a cul-de-sac or other approved turning area. No dead-ending street or fire lane will be greater than 700 feet in length, unless approved by the FFPD.</li> <li>• Secondary access will be required for Parcels 1 through 7.</li> <li>• Fire lane widths will not be less than 20 feet. When a fire lane must accommodate the operation of an FFPD aerial ladder apparatus or where fire hydrants are installed, those portions will not be less than 28 feet wide.</li> <li>• Where access for a given building requires accommodation of FFPD</li> </ul>	<p><b>Responsible Party(s)</b> Project applicant or applicant’s representative/ contractor</p> <p><b>Implementation Phase</b> Site plan review, building permits</p>	<p><b>Responsible Party(s)</b> City of Fontana</p> <p><b>Monitoring Period</b> Prior to certificate of occupancy</p>	

Mitigation Measure/Specific Plan Requirement	Implementation	Monitoring	Notes/ Initials
<p>apparatus, the minimum outside radius of the paved surface will be 35 feet. An additional 6 feet of clear space must be maintained beyond the outside radius to a vertical point 13 feet 6 inches above the paved surface of the roadway.</p> <ul style="list-style-type: none"> <li>Where access for a given building requires accommodation of FFPD apparatus, overhead clearance will not be less than 14 feet.</li> <li>No building or portion of a building will be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.</li> <li>Access for FFPD apparatus and personnel to and into all structures will be required.</li> </ul> <p>Provision of additional vehicular access where buildings exceed 28 feet in height as may be required by the FFPD.</p>			
<b>4.2.14 Recreation</b>			
<p><b>Mitigation Measure REC-1: Jurupa Hills Trail Realignment Plan.</b> Any realignment of the Jurupa Hills Trail as a result of the proposed project will be submitted by the applicant to the County of San Bernardino prior to or concurrent with review of the proposed WVLCSP Tentative Parcel Map(s). As a portion of the Jurupa Hills Trail is located within the project site, on private land and not entirely within a utility corridor or public lands, the trail will be realigned so as to be within the utility corridor easement in the southeastern portion of the WVLCSP project site, between proposed Parcels 5 and 6. The applicant will also submit plans for review and approval and will coordinate with utility companies regarding any change to the existing easement, specifically if any sort of development is proposed within the easement, including roadways, buildings, and accessory structures. For compliance, the applicant will provide proof to the City of Fontana Community Development Department of the County’s approval for the alignment shift prior to Tentative Parcel Map recordation.</p>	<p><b>Responsible Party(s)</b> Project applicant or applicant’s representative/ contractor</p> <p><b>Implementation Phase</b> During submission of the WVLCSP Tentative Parcel Map(s)</p>	<p><b>Responsible Party(s)</b> City of Fontana</p> <p><b>Monitoring Period</b> Prior to approval and recordation of the WVLCSP Tentative Parcel Map(s)</p>	
<p><b>SP-R-1: Trail Access and Location Verification:</b> The following measures are required by the West Valley Logistics Center Specific Plan:</p> <ul style="list-style-type: none"> <li>Final parcel map and grading plans shall identify the confirmed alignment of the Jurupa Hills Trail through the project site.</li> <li>Development of the West Valley Logistics Center Specific Plan shall retain access to the existing Jurupa Hills Trail and Southern</li> </ul>	<p><b>Responsible Party(s)</b> Project applicant or applicant’s representative/ contractor</p> <p><b>Implementation Phase</b> During submission of the</p>	<p><b>Responsible Party(s)</b> City of Fontana</p> <p><b>Monitoring Period</b> Prior to approval and recordation of the WVLCSP Tentative Parcel</p>	

Mitigation Measure/Specific Plan Requirement	Implementation	Monitoring	Notes/ Initials
<p>California Edison Easement Trail.</p> <ul style="list-style-type: none"> <li>The Property Owners’ Association shall be charged with ensuring that on-site operations are conducted so as to not cause deterioration of the Jurupa Hills Trail and Southern California Edison Easement Trail.</li> </ul>	<p>WVLCSP Tentative Parcel Map(s) Ongoing operations</p>	<p>Map(s) Unscheduled inspections</p>	

**4.2.15 Transportation and Traffic**

<p><b>Mitigation Measure TRA-1a: Develop and Implement a Construction Management Plan.</b> Prior to the issuance of construction permits, the project applicant shall develop and implement a Construction Management Plan to the satisfaction of (1) the City of Fontana Traffic Engineer, (2) the San Bernardino County Public Works Director for roadways within unincorporated County areas, and (3) the Jurupa Valley Public Works Department for roadways within Jurupa Valley that shall:</p> <ul style="list-style-type: none"> <li>Designate traffic control for any street closure, detour, or other disruption to traffic circulation.</li> <li>Identify the routes that construction vehicles will use for the delivery of construction materials (e.g., lumber, tiles, piping, windows) to access the site, including any needed traffic controls and detours. Such routes shall be consistent with the truck routing set forth in the project’s Truck Management Plan.</li> <li>Specify the hours during which site deliveries and off-site hauling can occur and methods to mitigate construction-related impact to adjacent streets.</li> <li>Require the contractor to keep all haul routes clean and free of debris, including, but not limited to, gravel and dirt as a result of construction activities. The applicant shall clean adjacent streets, as directed by the City Traffic Engineer (or a designated representative) within the City of Fontana or the San Bernardino County Public Works Director (or a designated representative) for roadways within unincorporated County areas of any materials that may have been</li> </ul>	<p><b>Responsible Party(s)</b> Project applicant or applicant’s representative/ contractor</p> <p><b>Implementation Phase</b> Prior to issuance of any discretionary or ministerial entitlement<sup>3</sup> and during construction</p>	<p><b>Responsible Party(s)</b> City of Fontana for roadways within the City San Bernardino County Public Works Department for roadways within unincorporated areas City of Jurupa Valley for roadways within that City</p> <p><b>Monitoring Period</b> Prior to issuance of Grading Permit</p>
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<sup>3</sup> City shall not issue any discretionary or ministerial entitlements including, without limitation, any grading permits, building permits, final map, or otherwise, for the Project until such time as the County of San Bernardino or City of Jurupa Valley has agreed in writing to allow MM TRA-1a to be constructed as necessary in their respective jurisdictions, or accepts required payment of development impact fees or fair share payments, and all required off-site property interests necessary for the construction of TRA-1a have been acquired by the applicant/owner or the City.



Mitigation Measure/Specific Plan Requirement	Implementation	Monitoring	Notes/ Initials
<p>spilled, tracked, or blown onto adjacent streets or areas.</p> <ul style="list-style-type: none"> <li>• Allow hauling or transport of oversize loads between 9:00 AM and 3:00 PM only, Monday through Friday, unless approved otherwise by the City Traffic Engineer within the City of Fontana, the San Bernardino County Public Works Director for roadways within unincorporated County areas, or the Jurupa Valley Public Works Director for roadways within Jurupa Valley. No hauling or transport will be allowed during nighttime hours, weekends, or federal holidays.</li> <li>• Prohibit use of local streets not specifically approved by the City Traffic Engineer within the City of Fontana, the San Bernardino County Public Works Director for roadways within unincorporated County areas, or the Jurupa Valley Public Works Director for roadways within Jurupa Valley.</li> <li>• Require haul trucks entering or exiting public streets to yield to public traffic.</li> <li>• Provide a flag person at the intersection of Armstrong Road and Locust Avenue and any other intersections deemed necessary by the City Traffic Engineer within the City of Fontana or the San Bernardino County Public Works Director for roadways within unincorporated County areas to ensure that vehicle conflicts between haul trucks and all other vehicles are minimized.</li> <li>• Require that if hauling operations are determined to have caused any damage to existing pavement, street, curb, and/or gutter along the haul route, the applicant will be fully responsible for repairs. The repairs will be completed by the project’s contractor to the satisfaction of the City Traffic Engineer within the City of Fontana, the San Bernardino County Public Works Director for roadways within unincorporated County areas, or the Jurupa Valley Public Works Director for roadways within Jurupa Valley.</li> <li>• Require all construction-related parking and staging of vehicles to be kept out of the adjacent public roadways and instead be kept on site.</li> <li>• Meet the standards established in the current California Manual on Uniform Traffic Control Devices, as well as City of Fontana requirements within the City of Fontana, San Bernardino County requirements within unincorporated County areas, or Jurupa Valley requirements within Jurupa Valley.</li> </ul>			

Mitigation Measure/Specific Plan Requirement	Implementation	Monitoring	Notes/ Initials
<ul style="list-style-type: none"> <li>Identify adequate access points for emergency vehicles and ensure emergency personnel would be able to identify these access points by providing a flagman, signage, or other indicator to effectively communicate emergency access during construction.</li> </ul> <p><b>Mitigation Measure TRA-1b: Construction of Transportation Improvements.</b> Prior to the issuance of occupancy permits for the project, construction of the traffic improvements required to mitigate all direct impacts of the project within the City will be constructed. In addition to improvements called for in the proposed Specific Plan, this includes mitigation for all intersections that currently operate at an acceptable LOS, but that would operate at an unacceptable LOS with the addition of project-related traffic.</p> <p>Each improvement that will be provided by the applicant is listed in Table 4.2. 15-18 (included below) along with the required timing for the improvement.</p>	<p><b>Responsible Party(s)</b> Project applicant or applicant’s representative/ contractor</p> <p><b>Implementation Phase</b> Prior to issuance of any discretionary or ministerial entitlement.<sup>4</sup></p>	<p><b>Responsible Party(s)</b> City of Fontana for roadways within the City San Bernardino Public Works Department for roadways within unincorporated areas</p> <p><b>Monitoring Period</b> Prior to issuance of Certificate of Occupancy</p>	

Circulation Facility	Extent of Proposed Improvement	Timing for Applicant-Installed Improvements
<b>On-site Facilities</b>		
Jurupa Avenue	Widen eastbound lanes to full half-width improvements along frontage of Parcel 7.	Prior to certificate of occupancy for first building
Locust Avenue/Jurupa Avenue (TIA Intersection #20)	Add southbound through, westbound left-turn, and northbound right-turn lanes. Install a	Prior to certificate of occupancy for first building

<sup>4</sup> City shall not issue any discretionary or ministerial entitlements including, without limitation, any grading permits, building permits, final map, or otherwise, for the Project until such time as the County of San Bernardino has agreed in writing to allow MM TRA-1b to be constructed as necessary, or accepts required payment of development impact fees or fair share payments, and all required off-site property interests necessary for the construction of TRA-1b have been acquired by the applicant/owner or the City.

Mitigation Measure/Specific Plan Requirement			Implementation	Monitoring	Notes/ Initials
	traffic signal.				
Locust Avenue/Armstrong Road from Jurupa Avenue to the Riverside County line (including TIA Intersections #19-30)	Full improvements, including turning movements and signalization, as identified in the WVLCSP TIA (Appendix L).	Prior to certificate of occupancy for first building			
Locust Avenue/Driveways 4, 5, 7, 8, 9 (TIA intersections 19, 20, 23, 26, 27).	Construct two-way left turn lane within Locust Avenue along project frontage.	Prior to certificate of occupancy for first building			
Locust Avenue/11 <sup>th</sup> Street – Driveway 6 (TIA Intersection #21)	Install a traffic signal.	Prior to certificate of occupancy for Building 1			
Locust Avenue-Armstrong Road/7 <sup>th</sup> Street (TIA Intersection #25)	Install a traffic signal.	Prior to certificate of occupancy for Building 1			
Alder Avenue	Install a new roadway extending northwest from the existing intersection of 7 <sup>th</sup> Street and Armstrong Road/Locust Avenue.	Prior to certificate of occupancy for Building 1, 2, or 3, whichever is first.			
<b>Off-site Improvements</b>					
Locust Avenue from Jurupa Avenue to Slover Avenue	Widen Locust Avenue to provide four through travel lanes and appropriate intersection turn lanes, along with a	Prior to certificate of occupancy for first building			

Mitigation Measure/Specific Plan Requirement			Implementation	Monitoring	Notes/ Initials
	pavement section adequate to support proposed project truck traffic. Install traffic signals at: <ul style="list-style-type: none"> <li>• Jurupa Avenue</li> <li>• 11<sup>th</sup> Street</li> <li>• 7<sup>th</sup> Street</li> </ul>				
Jurupa Avenue	Widen eastbound lanes to full half-width improvements between parcel 7 and Kessler Park	Prior to certificate of occupancy for first building			
Linden Avenue/Slover Avenue Intersection	Pay 100% of the cost of signalization to San Bernardino County Installation to be undertaken by the County as part of intersection improvements funded by Nexus Project.	Prior to certificate of occupancy for first building			
Maple Avenue/Slover Avenue Intersection	Pay 100% of the cost of signalization to San Bernardino County.	Prior to certificate of occupancy for first building			

**Mitigation Measure TRA-1c: Payment of Development Impact Fees for Transportation Improvements.** Prior to the issuance of occupancy permits for a building within the WVLCSP, the applicant shall make fee payments to fund the improvements needed to mitigate the project’s contribution to impacts on intersections, freeway mainline segments, and/or ramp junctions. Such fee payments will include:

**Responsible Party(s)**  
 Project applicant or applicant’s representative/contractor  
**Implementation Phase**  
 Prior to issuance of any

**Responsible Party(s)**  
 City of Fontana  
**Monitoring Period**  
 Prior to issuance of Certificate of Occupancy

Mitigation Measure/Specific Plan Requirement	Implementation	Monitoring	Notes/ Initials
<ul style="list-style-type: none"> <li>• City of Fontana Development Impact Fee (DIF), which represents the project’s required fee to mitigate impacts to both regional (Regional Transportation Development Mitigation Program) and additional local facilities, including:                             <ul style="list-style-type: none"> <li>○ Alder Avenue/Santa Ana Avenue (TIA Intersection #11);</li> <li>○ Locust Avenue/Santa Ana Avenue intersection (TIA Intersection #19); and</li> <li>○ Linden Avenue/Slover Avenue (TIA Intersection #42).</li> <li>○ Fair share payment to San Bernardino County to install a traffic signal at the Alder Avenue/Slover Avenue intersection (TIA Intersection #10) that is not included in the Regional Transportation Development Mitigation Program. Fair share payment for the WVLCSP will be at the same rate being charged by the County for projects within the unincorporated area.</li> </ul> </li> </ul>	discretionary or ministerial entitlement. <sup>5</sup>		
<p><b>Mitigation Measure TRA-1d: Construct Intersection Improvements.</b>                      Prior to the issuance of occupancy permits for the first building within the WVLCSP, the applicant shall construct the improvements called for in the WVLCSP TIA at the following intersections:</p> <ul style="list-style-type: none"> <li>• Locust Avenue/Slover Avenue</li> <li>• Cedar Avenue/Orange Street</li> <li>• Cedar Avenue/Santa Ana Avenue</li> </ul>	<p><b>Responsible Party(s)</b>                      Project applicant or applicant’s representative/ contractor</p> <p><b>Implementation Phase</b>                      Prior to issuance of any discretionary or ministerial entitlement.<sup>6</sup></p>	<p><b>Responsible Party(s)</b>                      City of Fontana for roadways within the City                      San Bernardino County                      Public works                      Department for roadways within unincorporated areas</p> <p><b>Monitoring Period</b>                      Prior to issuance of Certificate of Occupancy for the first building</p>	

<sup>5</sup> City shall not issue any discretionary or ministerial entitlements including, without limitation, any grading permits, building permits, final map, or otherwise, for the Project until such time as the County of San Bernardino has agreed in writing to allow MM TRA-1c to be constructed as necessary, or accepts required payment of development impact fees or fair share payments, and all required off-site property interests necessary for the construction of TRA-1c have been acquired by the applicant/owner or the City.

<sup>6</sup> City shall not issue any discretionary or ministerial entitlements including, without limitation, any grading permits, building permits, final map, or otherwise, for the Project until such time as the County of San Bernardino has agreed in writing to allow MM TRA-1d to be constructed as necessary, or accepts required payment of development impact fees or fair share payments, and all required off-site property interests necessary for the construction of TRA-1d have been acquired by the applicant/owner or the City.

Mitigation Measure/Specific Plan Requirement	Implementation	Monitoring	Notes/ Initials
<p><b>Mitigation Measure TRA-1e: Payment of Development Impact Fees for Transportation Improvements.</b> Prior to the issuance of occupancy permits for a building within the WVLCSP, the applicant shall make fee payments to the City to fund the improvements needed to mitigate the project’s contribution to cumulative impacts on intersections that would operate at an unacceptable LOS (or a further unacceptable LOS) in 2035. Such fee payments, based on unique traffic flow and the distribution of truck trips outside of the City of Fontana, will include:</p> <ul style="list-style-type: none"> <li>• City of Fontana Development Impact Fee (DIF), which represents required fee for mitigation of impacts to both regional (Regional Transportation Development Mitigation Program) and additional local facilities;</li> <li>• Fair share payments to San Bernardino County as mitigation for the project’s contribution of traffic and the need for the improvements described in the WVLCSP TIA (Appendix L) at the following locations: <ul style="list-style-type: none"> <li>○ Sierra Avenue/Slover Avenue (#3)</li> <li>○ Production Avenue/Slover Avenue (#6)</li> <li>○ Tamarind Avenue/Slover Avenue (#8)</li> <li>○ Alder Avenue/Slover Avenue (#10)</li> </ul> </li> <li>• Laurel Avenue/Slover Avenue (#14) <ul style="list-style-type: none"> <li>○ Cedar Avenue/Valley Boulevard (#43)</li> <li>○ Cedar Avenue/Slover Avenue (#47)</li> <li>○ Cedar Avenue/Jurupa Avenue (#49)</li> <li>○ Cedar Avenue/7<sup>th</sup> Street (#51)</li> <li>○ Cedar Avenue/Rubidoux Boulevard/El Rivino Road (#52)</li> </ul> </li> </ul>	<p><b>Responsible Party(s)</b> Project applicant or applicant’s representative/ contractor</p> <p><b>Implementation Phase</b> Prior to issuance of any discretionary or ministerial entitlement.<sup>7</sup></p>	<p><b>Responsible Party(s)</b> City of Fontana</p> <p><b>Monitoring Period</b> Prior to issuance of Certificate of Occupancy</p>	
<p><b>SP-TR-1: Truck Routing Plan.</b> A plan for the routing of trucks between the project site and area freeways is set forth in the West Valley Logistics Center Specific Plan (Specific Plan) to minimize impacts on nearby residential neighborhoods. The truck routing plan also includes</p>	<p><b>Responsible Party(s)</b> Project applicant or applicant’s representative/ contractor for construction</p>	<p><b>Responsible Party(s)</b> City of Fontana for construction Property Owners’</p>	

<sup>7</sup> City shall not issue any discretionary or ministerial entitlements including, without limitation, any grading permits, building permits, final map, or otherwise, for the Project until such time as the County of San Bernardino has agreed in writing to allow MM TRA-1e to be constructed as necessary, or accepts required payment of development impact fees or fair share payments, and all required off-site property interests necessary for the construction of TRA-1e have been acquired by the applicant/owner or the City.

Mitigation Measure/Specific Plan Requirement	Implementation	Monitoring	Notes/ Initials
<p>requirements for:</p> <ul style="list-style-type: none"> <li>• Driveway designs and the geometrics of the intersection of Alder Avenue and Locust Avenue/Armstrong Road to direct trucks to the north and away from Valley Way;</li> <li>• A comprehensive roadway and highway signage program to direct trucks along designated routes between the project site and area freeways (see Section 3.4.3, <i>Circulation Improvements</i>);</li> <li>• Off-site improvements including roadway widening and signalization to accommodate project-related trucks (see Section 3.4.3, <i>Circulation Improvements</i>);</li> <li>• Requirements for providing instruction to truck drivers regarding approved routes; and</li> <li>• Requirements for the Transportation Management Committee of the Specific Plan Property Owners’ Association to monitor truck traffic and enforce applicable Specific Plan regulations.</li> </ul>	<p>Property Owners’ Association ongoing operations</p> <p><b>Implementation Phase</b> Prior to building permits</p>	<p>Association and City of Fontana for operations</p> <p><b>Monitoring Period</b> Annual reporting by Property Owners’ Association, review of reports by City for operations</p>	
<p><b>SP-TR-2: Feasibility Studies and Fair Share Payments.</b> In addition to the physical improvements included in SP-TR-1, the West Valley Logistics Center Specific Plan (Specific Plan) includes the following requirements:</p> <ul style="list-style-type: none"> <li>• Payment of fair share fees in addition to Regional Transportation Development Mitigation Program and Fontana Development Impact Fees to the County of San Bernardino for: <ul style="list-style-type: none"> <li>○ Alder Avenue/Slover Avenue (fair share payment for signalization that is not included as part of the Regional Transportation Development Mitigation Program. Development within the Specific Plan will provide fair share payments at the same rate as the County of San Bernardino is collecting from projects within the adjacent unincorporated area); and</li> <li>○ Cedar Avenue/Slover Avenue (fair share payment for intersection improvements).</li> </ul> </li> <li>• The Specific Plan will voluntarily prepare a feasibility study for the Valley Way/State Route 60 interchange for which no feasible improvements to achieve acceptable levels of operation have been identified to date and, as a consequence, no improvement program has been established to which a fair share payment for improvements can be made. The proposed feasibility study would aim to identify feasible improvements that could be undertaken at the interchange to improve existing and future levels of service, even</li> </ul>	<p><b>Responsible Party(s)</b> Project applicant or applicant’s representative</p> <p><b>Implementation Phase</b> Prior to building permits</p>	<p><b>Responsible Party(s)</b> City of Fontana</p> <p><b>Monitoring Period</b> Building permit issuance</p>	

Mitigation Measure/Specific Plan Requirement	Implementation	Monitoring	Notes/ Initials
<p>if applicable service level standards could not be met.</p> <ul style="list-style-type: none"> <li>Work with the cities of Fontana and Jurupa Valley to identify Armstrong Road south of the southernmost West Valley Logistics Center driveway as not a truck route and to place appropriate signage along Armstrong Road prohibiting trucks except for local deliveries.</li> <li>Work with the California Department of Transportation to place signs along State Route 60 indicating that trucks are not permitted on Armstrong Road north of the freeway, and directing eastbound trucks to exit at Rubidoux Boulevard and westbound trucks to exit at Market Street.</li> </ul> <p><b>SP-TR-3: Property Owners’ Association Responsibilities.</b> A Property Owners’ Association shall be formed by the applicant or its designee to implement the truck traffic management program set forth in the West Valley Logistics Center Specific Plan. The applicant or its designee will submit a proposed declaration of Covenants, Conditions, and Restrictions (CC&amp;Rs) for City of Fontana (City) review prior to issuance of the first building permit for Parcels 1–7. The City’s review shall be complete, and the proposed declaration of CC&amp;Rs shall be approved by the City, prior to issuance of the certificate of occupancy for the first building. The Property Owners’ Association will include a Transportation Management Committee that will, at a minimum, have the responsibility and obligation to:</p> <ul style="list-style-type: none"> <li>Require building owners/lessees to inform truck drivers of the approved routes to and from the West Valley Logistics Center;</li> <li>Require dispatchers to provide truck drivers leaving the building with verbal and written instructions regarding approved truck routes to area freeways;</li> <li>Implement and maintain a monitoring program to identify the actual routes trucks are taking to and from the West Valley Logistics Center;</li> <li>Enforce the use of approved truck routes<sup>8</sup>; and</li> <li>Provide quarterly reporting to the City regarding the actual routes</li> </ul>	<p><b>Responsible Party(s)</b> Project applicant or applicant’s representative to set up association Property Owners’ Association for ongoing operations</p> <p><b>Implementation Phase</b> Set up association prior to building permits Ongoing operations</p>	<p><b>Responsible Party(s)</b> City of Fontana Property Owners’ Association for operations</p> <p><b>Monitoring Period</b> Annual reporting by Property Owners’ Association, review of reports by City for operations</p>	

<sup>8</sup> The CC&Rs would provide that the Association, any Owner, or the City as a third-party beneficiary, shall have the right to enforce compliance “in any manner provided by law or in equity, or in bringing an action for damages, an action to enjoin the violation or to specifically enforce the provisions.” In addition, the project site will be subject to Conditions of Approval, including compliance with a Truck Traffic Management Plan.



Mitigation Measure/Specific Plan Requirement	Implementation	Monitoring	Notes/ Initials
trucks are taking to and from the West Valley Logistics Center.			
<b>SP-TR-4: Ensure Installation of Safety Features.</b> Entry drives will be clearly marked by special features, including enhanced paving, landscaping features, decorative walls, and signage, to promote safety and to increase the visibility of driveway intersections.	<b>Responsible Party(s)</b> Project applicant or applicant’s representative/ contractor for construction <b>Implementation Phase</b> Prior to site plan approval, building permits	<b>Responsible Party(s)</b> City of Fontana <b>Monitoring Period</b> Site plan review, building permits. Work to be completed prior to certificate of occupancy	
<b>SP-TR-5: Install Bicycle Racks.</b> Bicycle racks will be provided at appropriate locations on Parcels 1 through 7 (e.g., between buildings or in automobile parking areas) for employees who wish to bicycle.	<b>Responsible Party(s)</b> Project applicant or applicant’s representative/ contractor for construction <b>Implementation Phase</b> Prior to site plan approval, building permits	<b>Responsible Party(s)</b> City of Fontana <b>Monitoring Period</b> Site plan review, building permits. Work to be completed prior to certificate of occupancy	

**4.2.16 Utilities and Service Systems**

There are no Mitigation Measures that address impacts related to Utilities and Service Systems. Specific Plan requirements related to Utilities and Service Systems are presented below.

**SP-UT-1: Ensure Access to Utility Easements.** Access to utility easements on site will remain unimpeded and no disturbance will occur within the existing easements, with the exception of improvements to facilitate access. A 50-foot area around suspension towers will be kept clear. Coordination with the appropriate utility agencies will be required for any improvements to utility easements or structures on or off site as a result of project implementation.

**SP-UT-2: Incorporate Water-efficient Building Designs.** The project will incorporate water-efficient building designs, fixtures, and appliances that meet Leadership in Energy and Environmental Design Silver certification standards for water efficiency.

**SP-UT-3: Incorporate Recycling Program.** The project will be designed to incorporate an operational recycling program that will include paper, cardboard, glass, plastic, and metals.

**SP-UT-4: Comply with Fontana Sewer Master Plan.** Sewer/wastewater facilities will be designed in accordance with the City of Fontana Sewer Master Plan

Mitigation Measure/Specific Plan Requirement	Implementation	Monitoring	Notes/ Initials
<p><b>SP-UT-5: Install Sewer/Wastewater Facilities.</b> Sewer/wastewater facilities will be installed in accordance with specification of the California Department of Health Services and San Bernardino County Health Department.</p>			
<p><b>SP-UT-6: Comply with West Valley Water District Water Master Plan.</b> Domestic water pipe alignments and sizes will be designed in accordance with design criteria outlined in West Valley Water District’s 2012 Water Master Plan.</p>			

CDFW = California Department of Fish and Wildlife  
 CNDDDB = California Natural Diversity Database  
 CNPS = California Native Plant Society  
 EPA = U.S. Environmental Protection Agency  
 GHG = greenhouse gas  
 LOS = level of service  
 MBTA = Migratory Bird Treaty Act  
 RSS = Riversidean sage scrub  
 SCAQMD = South Coast Air Quality Management Plan  
 TIA = Traffic Impact Analysis  
 VOC = volatile organic compound

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