

APPENDIX A MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

The Mitigation Monitoring and Reporting Program (MMRP) presented in this section lists the mitigation measures from the SWIP SP EIR that are applicable to the Cabot Commerce Center Project. The Cabot Commerce Center Project does not require any mitigation measures beyond those listed in the MMRP below.

MITIGATION MEASURES	IMPLEMENTATION METHOD	RESPONSIBLE PARTY	VERIFICATION METHOD
Air Quality and Climate Change			
<p>4.2-1a: All construction equipment shall 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>The following additional measures, as determined applicable by the City Engineer, shall be included as conditions of the Grading Permit issuance:</p> <ul style="list-style-type: none"> • Provide temporary traffic controls such as flag person, during all phases of construction to maintain smooth traffic flow. • Provide dedicated turn lanes for movement of construction trucks and equipment on- and off-site. • Reroute construction trucks away from congested streets or sensitive receptor areas. • Appoint a construction relations officer to act as a community liaison concerning on-site construction activity including resolution of issues related to PM₁₀ generation. • Improve traffic flow by signal synchronization, and ensure that all vehicles and equipment will be properly tuned and maintained according to manufactures’ specifications. 	<p>Prior to final plan approval and issuance of grading permits; During construction</p>	<p>Project developers/applicants and construction contractors</p>	<p>Equipment maintenance records and equipment design specification data sheets shall be kept on site and available for review by the City during construction.</p>

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<ul style="list-style-type: none"> • Require the use of 2010 and newer diesel haul trucks (e.g., material delivery trucks and soil import/export). If the lead agency determines that 2010 model year or newer diesel trucks cannot be obtained the lead agency shall use trucks that meet EPA 2007 model year NO_x and PM emissions requirements. • During project construction, all internal combustion engines/construction equipment operating on the project site shall meet EPA-Certified Tier 3 emissions standards, or higher according to the following: <ul style="list-style-type: none"> ○ January 1, 2012 to December 31, 2014: All off-road diesel-powered construction equipment greater than 50 hp shall meet Tier 3 off-road emissions standards. In addition, all construction equipment shall be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations. ○ Post-January 1, 2015: All off-road diesel-powered construction equipment greater than 50 hp shall meet the Tier 4 emissions standards, where available. In addition, all construction equipment shall be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations. ○ A copy of each unit's certified tier specification, BACT documentation, and CARB or SCAQMD operating permit shall be provided at the time of mobilization of each applicable unit of equipment. 			

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<p>4.2-1b: Prior to the issuance of any grading permits, all Applicants shall submit construction plans to the City of Fontana denoting the proposed schedule and projected equipment use. Construction contractors shall provide evidence that low emission mobile construction equipment will be utilized, or that their use was investigated and found to be infeasible for the project. Contractors shall also conform to any construction measures imposed by the SCAQMD as well as City Planning Staff.</p>	<p>Prior to final plan approval and issuance of grading permits; During construction</p>	<p>Project developers/applicants and construction contractors</p>	<p>The City will review construction plans denoting the proposed schedule and projected equipment use</p>
<p>4.2-1c: All paints and coatings shall meet or exceed performance standards noted in SCAQMD Rule 1113. Specifically, the following measures shall be implemented, as feasible:</p> <ul style="list-style-type: none"> • Use coatings and solvents with a VOC content lower than that required under AQMD Rule 1113. • Construct or build with materials that do not require painting. • Require the use of pre-painted construction materials. 	<p>Prior to final plan approval; During construction</p>	<p>Construction contractors</p>	<p>The City will confirm that this requirement appears in the construction specifications</p>
<p>4.2-1d: Projects that result in the construction of more than 19 single-family residential units, 40 multifamily residential units, or 45,000 square feet of retail/commercial/industrial space shall be required to apply paints either by hand or high volume, low pressure (HVLP) spray. These measures may reduce volatile organic compounds (VOC) associated with the application of paints and coatings by an estimated 60 to 75 percent. Alternatively, the contractor may specify the use of low volatility paints and coatings. Several of currently available primers have VOC contents of less than 0.85 pounds per gallon (e.g., dulux professional exterior primer 100 percent acrylic). Top coats can be less than 0.07 pounds per gallon (8 grams per liter) (e.g., lifemaster 2000-series). This latter measure would reduce these VOC emissions by more than 70 percent. Larger projects should incorporate both the use of HVLP or hand application and the requirement for low volatility coatings.</p>	<p>Prior to final plan approval; During construction</p>	<p>Construction contractors</p>	<p>The City will confirm that this requirement appears in the construction specifications and will verify compliance</p>

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<p>4.2-1e: All asphalt shall meet or exceed performance standards noted in SCAQMD Rule 1108.</p>	<p>Prior to final plan approval; During construction</p>	<p>Construction contractors</p>	<p>The City will confirm that this requirement appears in the construction specifications, and will verify compliance</p>
<p>4.2-1f: Prior to the issuance of grading permits or approval of grading plans for future development projects within the project area, future developments shall include a dust control plan as part of the construction contract standard specifications. The dust control plan shall include measures to meet the requirements of SCAQMD Rules 402 and 403. Such measures may include, but are not limited to, the following:</p> <ul style="list-style-type: none"> • Phase and schedule activities to avoid high-ozone days and first-stage smog alerts. • Discontinue operation during second-stage smog alerts. • All haul trucks shall be covered prior to leaving the site to prevent dust from impacting the surrounding areas. • Comply with AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. • Moisten soil each day prior to commencing grading to depth of soil cut. • Water exposed surfaces at least twice a day under calm conditions, and as often as needed on windy days or during very dry weather in order to maintain a surface crust and minimize the release of visible emissions from the construction site. • Treat any area that will be exposed for extended periods with a soil conditioner to stabilize soil or temporarily plant with vegetation. • Wash mud-covered tires and under carriages of trucks leaving construction sites. • Provide for street sweeping, as needed, on adjacent roadways to remove dirt dropped by construction 	<p>Prior to issuance of grading permits and final plan approval; During construction</p>	<p>Project applicants; Construction contractors</p>	<p>The City will confirm that this requirement appears in the construction specifications</p>

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<p>vehicles or mud, which would otherwise be carried off by trucks departing project sites.</p> <ul style="list-style-type: none"> • Securely cover all loads of fill coming to the site with a tight fitting tarp. • Cease grading during periods when winds exceed 25 miles per hour. • Provide for permanent sealing of all graded areas, as applicable, at the earliest practicable time after soil disturbance. • Use low-sulfur diesel fuel in all equipment. • Use electric equipment whenever practicable. • Shut off engines when not in use. 			
<p>4.2-2c: All industrial and commercial facilities shall post signs requiring that trucks shall not be left idling for prolonged periods pursuant to Title 13 of the California Code of Regulations, Section 2485, which limits idle times to not more than five minutes.</p>	<p>After construction</p>	<p>Project developers/applicants; construction contractors</p>	<p>Project approval; the City will verify compliance; prior to the issuance of Certificate of Occupancy</p>
<p>4.2-2d: The City shall require that both industrial and commercial uses designate preferential parking for vanpools.</p>	<p>After construction</p>	<p>Project developers</p>	<p>The City of Fontana will verify compliance; prior to the issuance of Certificate of Occupancy</p>
<p>4.2-2e: The proposed commercial and industrial areas shall incorporate food service.</p>	<p>Project planning/approval; After construction</p>	<p>Project developers/applicants</p>	<p>The City will verify compliance prior to the issuance of Certificate of Occupancy</p>
<p>4.2-2f: All industrial and commercial site tenants with 50 or more employees shall be required to post both bus and MetroLink schedules in conspicuous areas.</p>	<p>After construction; during operation</p>	<p>Industrial and commercial site tenants</p>	<p>The City will verify compliance</p>
<p>4.2-2g: All industrial and commercial site tenants with 50 or more employees shall be requested to configure their operating schedules around the MetroLink schedule to the extent reasonably feasible.</p>	<p>During project entitlement</p>	<p>City of Fontana Planning Division</p>	<p>Planning Division will make request and verify compliance</p>

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<p>4.2-2j: All residential, commercial, and industrial structures shall be required to incorporate light colored roofing materials.</p>	<p>Plan check prior to construction</p>	<p>Project developers</p>	<p>The City will verify compliance at plan check and prior to issuance of Certificate of Occupancy</p>
<p>4.2-5a: Prior to the issuance of building permits, future development projects shall demonstrate the incorporation of project design features that achieve a minimum of 28.5 percent reduction in GHG emissions from business as usual conditions. Future projects shall include, but not be limited to, the following list of potential design features.</p> <p><i>Energy Efficiency</i></p> <ul style="list-style-type: none"> • Design buildings to be energy efficient and exceed Title 24 requirements by at least 5 percent. • Install efficient lighting and lighting control systems. Site and design building to take advantage of daylight. • Use trees, landscaping and sun screens on west and south exterior building walls to reduce energy use. • Install light colored “cool” roofs and cool pavements. • Provide information on energy management services for large energy users. • Install energy efficient heating and cooling systems, appliances and equipment, and control systems (e.g., minimum of Energy Star rated equipment). • Implement design features to increase the efficiency of the building envelope (i.e., the barrier between conditioned and unconditioned spaces). • Install light emitting diodes (LEDs) for traffic, street and other outdoor lighting. • Limit the hours of operation of outdoor lighting. <p><i>Renewable Energy</i></p> <ul style="list-style-type: none"> • Install solar panels on carports and over parking areas. Ensure buildings are designed to have “solar ready” 	<p>Prior to project approval</p>	<p>Project developers/applicants, architects and construction contractors</p>	<p>The City of Fontana Planning Division will review project plans for compliance and the City will verify compliance after construction, prior to issuance of Certificate of Occupancy</p>

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<p>roofs.</p> <ul style="list-style-type: none"> • Use combined heat and power in appropriate applications. <p><i>Water Conservation and Efficiency</i></p> <ul style="list-style-type: none"> • Create water-efficient landscapes with a preference for a xeriscape landscape palette. • Install water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls. • Design buildings to be water-efficient. Install water-efficient fixtures and appliances (e.g., EPA WaterSense labeled products). • Restrict watering methods (e.g., prohibit systems that apply water to nonvegetated surfaces) and control runoff. • Restrict the use of water for cleaning outdoor surfaces and vehicles. • Implement low-impact development practices that maintain the existing hydrologic character of the site to manage storm water and protect the environment. (Retaining storm water runoff on-site can drastically reduce the need for energy-intensive imported water at the site). • Devise a comprehensive water conservation strategy appropriate for the project and location. The strategy may include many of the specific items listed above, plus other innovative measures that are appropriate to the specific project. • Provide education about water conservation and available programs and incentives. <p><i>Solid Waste Measures</i></p> <ul style="list-style-type: none"> • Reuse and recycle construction and demolition waste (including, but not limited to, soil, vegetation, 			

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<p>concrete, lumber, metal, and cardboard).</p> <ul style="list-style-type: none"> • Provide interior and exterior storage areas for recyclables and green waste and adequate recycling containers located in public areas. • Provide education and publicity about reducing waste and available recycling services. <p><i>Transportation and Motor Vehicles</i></p> <ul style="list-style-type: none"> • Limit idling time for commercial vehicles, including delivery and construction vehicles. • Promote ride sharing programs (e.g., by designating a certain percentage of parking spaces for ride sharing vehicles, designating adequate passenger loading and unloading and waiting areas for ride sharing vehicles, and providing a web site or message board for coordinating rides). • Create local “light vehicle” networks, such as neighborhood electric vehicle (NEV) systems. • Provide the necessary facilities and infrastructure to encourage the use of low or zero-emission vehicles (e.g., electric vehicle charging facilities and conveniently located alternative fueling stations). • Promote “least polluting” ways to connect people and goods to their destinations. • Incorporate bicycle lanes and routes into street systems, new subdivisions, and large developments. • Incorporate bicycle-friendly intersections into street design. • For commercial projects, provide adequate bicycle parking near building entrances to promote cyclist safety, security, and convenience. For large employers, provide facilities that encourage bicycle commuting (e.g., locked bicycle storage or covered or indoor bicycle parking). 			

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<ul style="list-style-type: none"> Create bicycle lanes and walking paths directed to the location of schools, parks and other destination points. 			
Biological Resources			
<p>4.3-1b: Any future land disturbance for site-specific developments within the project site shall be conducted outside of the State-identified bird nesting season (February 15 through September 1). If construction during the nesting season must occur, the site shall be evaluated by a City-approved biologist prior to ground disturbance to determine if nesting birds exist on-site. If any nests are discovered, the biologist shall delineate an appropriate buffer zone around the nest, depending on the species and type of construction activity. Only construction activities approved by the biologist shall take place within the buffer zone until the nest is vacated.</p>	Before and during construction	Construction contractors; site supervisors	The City will examine project contracts for these requirements and monitor for compliance
<p>4.3-1c: Prior to any ground disturbance, trees scheduled for removal shall be evaluated by a City-approved biologist for roosting bats. If a roost is present the biologist will develop a plan to minimize impacts to the bats to the greatest extent feasible.</p>	Before construction	Project developer	The City will verify a biologist is hired and review and approve the biologist's report and plan (if applicable).
Cultural Resources			
<p>4.4-1b If any historical resources are encountered before or during grading, the developer shall retain a qualified archaeologist to monitor construction activities and to take appropriate measures to protect or preserve them for study.</p>	Before/during grading	Project developer	The City will verify project specifications include requirement to halt work until a monitor is present; City shall also monitor protection/preservation measures are implemented for discovered resources
<p>4.4-2b: If any prehistoric archaeological resources are encountered before or during grading, the developer shall retain a qualified archaeologist to monitor construction activities and to take appropriate measures to protect or preserve them for study. With the assistance of the archaeologist, the City of Fontana shall:</p>	Before or during grading	Project developer, qualified archaeologist; the City of Fontana	The City will verify project specifications include requirement to halt work until a monitor is present; City shall also monitor to ensure

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<ul style="list-style-type: none"> • Enact interim measures to protect undesignated sites from demolition or significant modification without an opportunity for the City to establish its archaeological value. • Consider establishing provisions to require incorporation of archaeological sites within new developments, using their special qualities at a theme or focal point. • Pursue educating the public about the area’s archaeological heritage. • Propose mitigation measures and recommend conditions of approval (if a local government action) to eliminate adverse project effects on significant, important, and unique prehistoric resources, following appropriate CEQA guidelines. • Prepare a technical resources management report, documenting the inventory, evaluation, and proposed mitigation of resources within the project area. Submit one copy of the completed report, with original illustrations, to the San Bernardino County Archaeological Information Center for permanent archiving. 			<p>protection/preservation measures are implemented for discovered resources by requiring periodic reports from the developer for review and approval</p>
<p>4.4-2c: Where consistent with applicable local, State and federal law and deemed appropriate by the City, future site-specific development projects shall consider the following requests by the Soboba Band of Luiseño Indians and Morongo Band of Mission Indians:</p> <ul style="list-style-type: none"> • In the event Native American cultural resources are discovered during construction for future development, all work in the immediate vicinity of the find shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the overall project may continue during this period; • Initiate consultation between the appropriate Native 	<p>During entitlement process</p>	<p>City of Fontana Planning Division</p>	<p>The City of Fontana Planning Division will verify that it has considered whether the proposed measures are appropriate for individual projects on a case-by-case basis, as well as whether tribal consultation is appropriate</p>

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<p>American tribal entity (as determined by a qualified archaeologist meeting Secretary of Interior standards) and the City/project applicant;</p> <ul style="list-style-type: none"> • Transfer cultural resources investigations to the appropriate Native American entity (as determined by a qualified archaeologist meeting Secretary of Interior standards) as soon as possible; • Utilize a Native American Monitor from the appropriate Native American entity (as determined by a qualified archaeologist meeting Secretary of Interior standards) where deemed appropriate or required by the City, during initial ground disturbing activities, cultural resource surveys, and/or cultural resource excavations. 			
<p>4.4-3b: Should mitigation monitoring be recommended for a specific project within the project site, the program shall include, but not be limited to, the following measures:</p> <ul style="list-style-type: none"> • Assign a paleontological monitor, trained and equipped to allow the rapid removal of fossils with minimal construction delay, to the site full-time during the interval of earth-disturbing activities. • Should fossils be found within an area being cleared or graded, earth-disturbing activities shall be diverted elsewhere until the monitor has completed salvage. If construction personnel make the discovery, the grading contractor shall immediately divert construction and notify the monitor of the find. • All recovered fossils shall be prepare, identified, and curated for documentation in the summary report and transferred to an appropriate depository (i.e., San Bernardino County Museum). • A summary report shall be submitted to City of Fontana. Collected specimens shall be transferred with copy of report to San Bernardino County Museum. 	<p>During entitlement process</p>	<p>Project developer/applicant</p>	<p>The City of Fontana Planning Division shall verify that monitoring is part of the project and require periodic reports should resources be discovered</p>

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Hazards			
4.5-1c: The City shall require all businesses that handle hazardous materials above the reportable quantity to submit an inventory of the hazardous materials that they manage to the San Bernardino County Fire Department – Hazardous Materials Division in coordination with the Fontana Fire Protection District.	Prior to issuance of Certificate of Occupancy	The City of Fontana Building and Safety Department	The City of Fontana Building and Safety Department will verify compliance prior to Certificate of Occupancy issuance
4.5-2c: Prior to the issuance of a grading or building permit, a Certified Environmental Professional shall confirm the presence or absence of ACMs and LBPs prior to structural demolition/renovation activities. Should ACMs or LBPs be present, demolition materials containing ACMs and/or LBPs shall be removed and disposed of at an appropriate permitted facility.	Prior to the issuance of a grading or building permit	Project applicant/developer	The City of Fontana will review and approve a report submitted by the Certified Environmental Professional regarding his conclusions and any required remedial actions
4.5-2d: In the event any electrical transformers require relocation as a result of future development associated with the project, the relocation shall be conducted under the purview of the local electricity purveyor to identify property-handling procedures regarding potential polychlorinated biphenyls (PCBs).	Prior to grading or other ground disturbance	Project developer/applicant	The City of Fontana Building and Safety Department will ensure compliance if electrical transformers require relocation
<p>4.5-6a: Prior to the issuance of grading permits, future developers shall prepare a Traffic Control Plan for implementation during the construction phase. The Plan may include the following provisions, among others:</p> <ul style="list-style-type: none"> • At least one unobstructed lane shall be maintained in both directions on surrounding roadways. • At any time only a single lane is available, the developer shall provide a temporary traffic signal, signal carriers (i.e., flagpersons), or other appropriate traffic controls to allow travel in both directions. • If construction activities require the complete closure of a roadway segment, the developer shall provide appropriate signage indicating detours/alternative routes. 	Prior to the issuance of grading permits	Project applicant/developer	The City of Fontana Building and Safety Department will verify the preparation of a Traffic Control Plan and require its implementation as part of construction permits

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<p>4.5-6b: Prior to construction, the City of Fontana Engineering Department shall consult with the City of Fontana Police Department to disclose temporary closures and alternative travel routes, in order to ensure adequate access for emergency vehicles when construction of future projects would result in temporary lane or roadway closures.</p>	<p>Prior to construction</p>	<p>The City of Fontana Engineering Department</p>	<p>The City of Fontana Engineering Department will consult with the City Police Department to ensure adequate access for emergency vehicles if construction would result in temporary lane or roadway closures</p>
Noise			
<p>4.7-1a: The following measures shall be implemented when construction is to be conducted within 500 feet of any sensitive structures or has the potential to disrupt classroom activities or religious functions.</p> <ul style="list-style-type: none"> • The City shall restrict noise intensive construction activities to the days and hours specified under Section 18-63 of the City of Fontana Municipal Code. These days and hours shall also apply any servicing of equipment and to the delivery of materials to or from the site. • All construction equipment shall be equipped with mufflers and sound control devices (e.g., intake silencers and noise shrouds) no less effective than those provided on the original equipment and no equipment shall have an unmuffled exhaust. • The City shall require that the contractor maintain and tune-up all construction equipment to minimize noise emissions. • Stationary equipment shall be placed so as to maintain the greatest possible distance to the sensitive use structures. • All equipment servicing shall be performed so as to maintain the greatest possible distance to the sensitive use structures. 	<p>During construction</p>	<p>Project developer/applicant</p>	<p>The City of Fontana Building and Safety Department will verify that these requirements are included in construction specifications submitted to the City</p>

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<ul style="list-style-type: none"> If construction noise does prove to be detrimental to the learning environment, the City shall allow for a temporary waiver thereby allowing construction on Weekends and/or holidays in those areas where this construction is to be performed in excess of 500 feet from any residential structures. The construction contractor shall provide an on-site name and telephone number of a contact person. Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow for surrounding owners and residents to contact the job superintendent. If the City or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party. In the event that construction noise is intrusive to an educational process, the construction liaison will revise the construction schedule to preserve the learning environment. 			