

Attachment A

Mitigation Monitoring and Reporting Program

Sierra Avenue and Casa Grande Avenue Warehouse Project

SECTION 1: AUTHORITY

This environmental Mitigation Monitoring and Reporting Program (Program) has been prepared pursuant to Section 21081.6 of the *California Environmental Quality Act* (CEQA) (Public Resources Code Section 21000 et seq.), and CEQA Guidelines (14 Cal. Code Regs. Section 15000 et seq.) Sections 15091(d) and 15097, to ensure implementation of and provide for the monitoring of mitigation measures required of the Sierra Avenue and Casa Grande Avenue Warehouse Project (Project), as set forth in the Final Environmental Impact Report (EIR) prepared for the Project. This report will be kept on file in the offices of the CEQA Lead Agency, the City of Fontana (City).

As noted in the EIR, the Project has been designed to avoid sensitive resources, as reflected in Project design plans and in Project Design Features. The EIR also addresses the potential environmental impacts of the Project, and, where appropriate, recommends mitigation measures to avoid or substantially lessen significant environmental impacts. The Program detailed in the matrix table below is designed to monitor and ensure implementation of all mitigation measures that are adopted for the Project.

The City is the lead agency for the Project and assumes ultimate enforcement responsibilities for implementation of all mitigation measures listed in this Program. The City may assign responsibility for implementation or monitoring to appropriate designees such as a construction manager or third-party monitor. However, as the lead agency, the City remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with this Program. In some cases, the City is required to secure permits or approvals from third-party agencies in order to implement a mitigation measure. In these cases, the City is responsible for verifying that such permits or approvals have been obtained in accordance with the conditions stipulated in the mitigation measure. The City's existing planning, engineering, operations, and procurement review and inspection processes will be used as the basic foundation for the Program procedures and will also serve to provide the documentation for the reporting program.

SECTION 2: MONITORING SCHEDULE

Prior to construction, while detailed design plans are being prepared by City staff or its agents, City staff will be responsible for ensuring compliance with mitigation monitoring applicable to the Project construction, development, and design phases. Once construction has begun and is underway, monitoring of the mitigation measures associated with construction will be included in the responsibilities of City staff, who shall prepare or cause to be prepared periodic monitoring reports as appropriate. Regulatory agencies will have to harmonize CEQA mitigation with regulatory permit conditions and monitoring/reporting as part of the regulatory permitting process and will likely require submittal of formal monitoring reports. Once construction has been completed, the City will monitor the project as specified in the mitigation measures or as otherwise deemed necessary. At minimum, the City will prepare a mitigation monitoring status report prior to commencing construction, prior to commencing operations, within 90 days of commencing operations, and following completion of the first full year of operations.

SECTION 3: SUPPORT DOCUMENTATION

Findings and related documentation supporting the findings involving modifications to mitigation measures shall be maintained in the Project file with the Mitigation Monitoring and Reporting Program and shall be made available to the public upon request.

SECTION 4: FORMAT OF MITIGATION MONITORING MATRIX

The mitigation monitoring matrix on the following pages identifies the environmental issue areas for which monitoring is required, the required mitigation measures, the time frame for monitoring, and the responsible implementing and monitoring agencies.

SECTION 5: DEFINITIONS

The following list provides definitions for acronyms used in the mitigation monitoring and reporting program.

<i>Acronyms/Abbreviation</i>	<i>Description</i>
ACM	Aluminum Composite Material
CAGN.....	California Gnatcatcher
CDFW	California Department of Fish and Wildlife
CEQA.....	California Environmental Quality Act
City.....	City of Fontana
County.....	County of San Bernardino
County Coroner.....	San Bernardino County Coroner
ESA	Environmental Site Assessment
FPP	Fire Protection Plan
LAPM.....	Los Angeles Pocket Mouse
MLD.....	Most Likely Descendent
NAHC.....	Native American Heritage Commission
NFCP.....	North Fontana Conservation Program
PRC.....	Public Resources Code
RAFSS	Restorable Riversidean Alluvial Fan
SBKR.....	San Bernardino Kangaroo Rat
State.....	State of California
USFWS.....	United States Fish and Wildlife Service

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring
AIR QUALITY			
<p>MM AQ-1: Prior to the issuance of grading permits, the City Engineer shall confirm that the Grading Plan, Building Plans and Specifications require all construction contractors to comply with South Coast Air Quality Management District’s (SCAQMD’s) Rules 402 and 403 to minimize construction emissions of dust and particulates. The measures include, but are not limited to, the following:</p> <ul style="list-style-type: none"> • Portions of a construction site to remain inactive longer than a period of three months will be seeded and watered until grass cover is grown or otherwise stabilized. • All on-site roads will be paved as soon as feasible or watered periodically or chemically stabilized. • All material transported off site will be either sufficiently watered or securely covered to prevent excessive amounts of dust. • The area disturbed by clearing, grading, earthmoving, or excavation operations will be minimized at all times. • Where vehicles leave a construction site and enter adjacent public streets, the streets will be swept daily or washed down at the end of the work day to remove soil tracked onto the paved surface. 	Applicant	Prior to issuance of grading permit.	City Engineer
<p>MM AQ-2: Off-Road Diesel-Powered Construction Equipment. Prior to issuance of grading permits, the applicant shall prepare and submit documentation to the City of Fontana that demonstrate that all off-road diesel-powered construction equipment greater than 50 horsepower meets California Air Resources Board Tier 4 Final off-road emissions standards.</p>	Applicant	Prior to issuance of grading permit.	City of Fontana
<p>MM-AQ-3 In order to reduce future project-related air pollutant emissions and promote sustainability through conservation of energy and other natural resources, building and site plan designs shall ensure the project energy efficiencies surpass (exceed) applicable (2016) California Title 24 Energy Efficiency Standards by a minimum of 5%. Verification of increased energy efficiencies shall be documented in Title 24 Compliance Reports provided by the applicant/developer and reviewed and approved by the City of Fontana prior to the issuance of the first building permit.</p>	Applicant	Prior to issuance of first building permit.	City of Fontana

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring
<p>MM-AQ-4 To reduce energy demand associated with potable water conveyance, future projects shall implement the following, as applicable: ·Landscaping palette emphasizing drought tolerant plants ·Use of water-efficient irrigation techniques U.S. Environmental Protection Agency (EPA) Certified WaterSense equivalent faucets, high-efficiency toilets, and water-conserving shower heads.</p>	<p>Applicant</p>	<p>Prior to construction permit.</p>	<p>City of Fontana</p>
<p>MM-AQ-5 Future projects shall comply with applicable provisions of state law, including the California Green Standards Code (Part 11 of Title 24 of the California Code of Regulations).</p>	<p>Applicant</p>	<p>Prior to construction permit.</p>	<p>City of Fontana</p>
<p>MM-AQ-6 The applicant/developer shall encourage its tenants to use alternative-fueled vehicles such as compressed natural gas vehicles, electric vehicles, or other alternative fuels by providing publicly available information from the Southern California Air Quality Management District (SCAQMD), California Air Resources Board (GARB), and U.S. Environmental Protection Agency (EPA) on alternative fuel technologies.</p>	<p>Applicant</p>	<p>Prior to construction permit.</p>	<p>City of Fontana</p>
<p>MM-AQ-7 To promote alternative fuels and help support "clean" truck fleets, the developer/successor-in-interest shall provide building occupants and businesses with information related to the Southern California Air Quality Management District's (SCAQMD) Carl Moyer Program or other state programs that restrict operations to "clean" trucks, such as 2007 or newer model year or 2010 compliant heavy-duty vehicles, and information about the health effects of diesel particulates, the benefits of reduced idling time, California Air Resources Board regulations, and the importance of not parking in residential areas. If trucks older than 2007 model year would be used at the project site, the developer/successor-in-interest shall encourage tenants, through contract specifications, to apply in good-faith for funding for diesel truck replacement/retrofit through grant programs such as the Carl Moyer, Prop 18, VIP [On-Road Heavy Duty Voucher Incentive Program], HVIP [Hybrid and Zero-Emission Truck and Bus Voucher Incentive Project], and SOON [Surplus Off-Road Opt-In for NOx] funding programs, as identified on SCAQMD's website (http://www.aqmd.gov). Tenants would be required to use those funds, if awarded.</p>	<p>Applicant</p>	<p>Prior to construction permit.</p>	<p>City of Fontana</p>

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring
<p>MM-AQ-8 The applicant/developer shall encourage its tenants to use water-based or low volatile organic compound (VOC) cleaning products by providing publicly available information from the Southern California Air Quality Management District (SCAQMD), California Air Resources Board (CARB), and U.S. Environmental Protection Agency (EPA) on such cleaning products.</p>	<p>Applicant</p>	<p>Prior to construction permit.</p>	<p>City of Fontana</p>
<p>MM-AQ-9 All on-site forklifts shall be non-diesel and shall be powered by electricity, compressed natural gas, or propane if technically feasible.</p>	<p>Applicant</p>	<p>During construction.</p>	<p>City of Fontana</p>
<p>MM-AQ-10 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 of Fontana verification. The following additional measures, as determined applicable by the City Engineer, shall be included as conditions of the Grading Permit issuance: ·Provide temporary traffic controls such as a 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 manufacturers’ specifications. ·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 NOx 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: -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</p>	<p>Applicant</p>	<p>During construction.</p>	<p>City of Fontana</p>

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring
<p>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 emission 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 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. Project proponent Before and during construction Document compliance with City.</p>			
<p>MM-AQ-11 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. Project proponent Before construction Submit construction documents to City for approval.</p>	Applicant	Prior to issuance of grading permit.	City of Fontana
<p>MM-AQ-12 All paints and coatings shall meet or exceed performance standards noted in SCAQMD Rule 1113. Specifically, the following measures shall be implemented, as feasible: ·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. Project proponent Before and during construction Document compliance with City.</p>	Applicant	Prior to issuance of grading permit.	City of Fontana
<p>MM-AQ-13 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</p>	Applicant	Prior to issuance of grading permit.	City of Fontana

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring
<p>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. Project proponent During construction Document compliance with City.</p>			
<p>MM-AQ-14 All asphalt shall meet or exceed performance standards noted in SCAQMD Rule 1108. Project proponent Before and during construction Document compliance with City.</p>	Applicant	Prior to issuance of grading permit.	City of Fontana
<p>MM-AQ-15 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: ·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 vehicles or mud, which would otherwise be carried off by trucks departing project sites. ·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. Project proponent Before and during construction Submit Dust Control Plan to City for approval.</p>	Applicant	Prior to issuance of grading permit.	City of Fontana

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring
MM-AQ-16 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. Project proponent During construction Document compliance with City.	Applicant	During construction.	City of Fontana
MM-AQ-17 The City of Fontana shall require that both industrial and commercial uses designate preferential parking for vanpools. City of Fontana After construction Annual General Plan Status Report.	Applicant	Prior to issuance of grading permit.	City of Fontana
MM-AQ-18 The proposed commercial and industrial areas shall incorporate food service.	Applicant	After construction.	City of Fontana
MM-AQ-19 All industrial and commercial site tenants with 50 or more employees shall be required to post both bus and MetroLink schedules in conspicuous areas.	Applicant	After construction.	City of Fontana
MM-AQ-20 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.	Applicant	After construction.	City of Fontana
MM-AQ-21 All residential, commercial, and industrial structures shall be required to incorporate light colored roofing materials. Project proponent After construction Document compliance with City.	Applicant	During construction.	City of Fontana
BIOLOGICAL RESOURCES			
MM BIO-1: Prior to ground-disturbing activities, focused protocol surveys for California Gnatcatcher (CAGN) shall be conducted by a qualified biologist for presence/absence on the Warehouse site. Surveys for CAGN will follow United States Fish and Wildlife Service (USFWS) protocol by permitted biologists. The protocol should be followed for all surveys unless otherwise authorized by the USFWS writing. The permittee shall notify the USFWS in writing, at least ten (10) working days prior to the anticipated start date of survey work and receive approval prior to beginning work. The permittee shall provide a report to the USFWS within 45 days following the field surveys.	Qualified Biologist	Prior to ground-disturbing activities	USFWS

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<p><i>For breeding season:</i> From March 15 through June 30, a minimum of six (6) surveys shall be conducted at least one week apart. The protocol for the breeding season was designed to provide a 95% confidence level of detecting CAGN at a site when they are present.</p> <p><i>For nonbreeding season:</i> From July 1 through March 14, a minimum of nine (9) surveys shall be conducted at least two weeks apart. Prevailing site conditions and professional judgment must be applied to determine appropriate survey rates and acreage covered per day. These factors may dictate that the maximum daily coverage specified below is not prudent under certain conditions.</p> <p>If no CAGN are identified during surveys, no further action would be required. If CAGN are identified during surveys, then, occupied portions of the site would not be able to be developed until the Project Applicant can demonstrate that the appropriate authorization has been obtained from the USFWS.</p>			
<p>MM BIO-2: Prior to ground-disturbing activities, focused small mammal surveys shall be conducted by a qualified biologist on the Warehouse site. Surveys for San Bernardino Kangaroo Rat/Los Angeles Pocket Mouse (SBKR/LAPM) will follow United States Fish and Wildlife Service (USFWS) protocol for live mammal trapping by permitted biologists. Live trapping will be conducted over five (5) consecutive nights if no target species are captured. Trapping shall be terminated if a target species is trapped prior to the fifth night and the entire project site shall be presumed occupied. Trapping will be conducted under mild weather conditions, with a minimum temperature greater than 50° Fahrenheit and atmospheric conditions relatively dry, and calm. Trapping shall not be conducted in extended periods of wind, rain or fog that may jeopardize the lives of the target species. Following the survey, the biologist shall submit to CDFW and USFWS all reports and associated information required by their USFWS federal Section 10(a) permit.</p> <p>If no SBKR/LAPM are identified during surveys, no further action would be required. If SBKR are identified during surveys, then, occupied portions of the site would not be able to be developed until the Project Applicant can demonstrate that the appropriate authorization has been obtained from the United States Fish and Wildlife Service and California Department of Fish and Wildlife. If LAPM are</p>	<p>Qualified Biologist, Applicant</p>	<p>Prior to ground- disturbing activities</p>	<p>USFWS, CDFW</p>

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring
<p>identified then, occupied portions of the site would not be able to be developed until the Project Applicant can demonstrate that the appropriate coordination with the California Department of Fish and Wildlife (CDFW) has been completed to determine the appropriate mitigation ratio under the CDFW jurisdiction.</p>			
<p>MM BIO-3: To avoid direct mortality of special status wildlife species or other wildlife with low or limited mobility, during site clearing operations at the Warehouse Site, a qualified biologist (biological monitor) shall be present on-site during all ground-disturbing activities to monitor construction activities and limits to ensure that special-status wildlife species with the potential to occur on-site (i.e., CAGN, LAPM, and SBKR) and that are observed on-site are not adversely affected, at the discretion of the biological monitor, by construction activities. The biological monitor shall have the authority to halt construction activities should any special-status wildlife species be observed on-site until the species has left the active construction areas.</p>	Applicant	During all ground-disturbing activities	City of Fontana
<p>MM BIO-4: Prior to the issuance of a grading permit, or any permit allowing ground disturbance, the Project Applicant shall provide to the satisfaction of the Planning Director evidence that Sensitive Natural Communities and special status species, including their associated habitat impacts, through the following:</p> <ol style="list-style-type: none"> 1. Conservation Easement/Mitigation Bank Credits. The Project Applicant shall either dedicate to a certified third-party land trust a permanent conservation easement for like habitat or purchase mitigation credits in a California Department of Fish and Wildlife (CDFW)-approved mitigation bank at a ratio of a minimum of 1:1. Proof of mitigation shall be provided to the City of Fontana Planning Division prior to the commencement of any ground disturbance activities. 	Applicant	Prior to issuance of grading permit.	City of Fontana Planning Director
<p>MM-BIO-5: Removal of any trees, shrubs, or any other potential nesting habitat shall be conducted outside the avian nesting season, as verified by a-qualified biological monitor. The nesting season generally extends from early-February through August, but it can vary slightly from year to year based on seasonal weather conditions. If ground disturbance and vegetation removal cannot occur outside of the qualified biological monitor-verified nesting season, a preconstruction-clearance survey for nesting birds shall be conducted within 30 3 days of the-start of any vegetation</p>	Qualified biologist	Prior to ground-disturbing activities	City of Fontana

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring
<p>removal or ground-disturbing activities to ensure no-nesting birds will be disturbed during construction. The Project Applicant shall ensure that the qualified biological monitor is experienced in: identifying local and migratory bird species of special concern; conducting bird surveys using appropriate survey methodology; nesting surveying techniques, recognizing breeding and nesting behaviors, locating nests and breeding territories, and identifying nesting stages and nest success; determining/ establishing appropriate avoidance and minimization measures; and monitoring the efficacy of implemented avoidance and minimization measures. The Project Applicant shall ensure that the qualified biological monitor conducts the surveys at the appropriate time of day/night, during appropriate weather conditions, no more than 3 days prior to the initiation of project activities. Surveys shall: encompass all suitable areas including trees, shrubs, bare ground, burrows, cavities, and-structures; take into consideration the size of the project site; density, and complexity of the habitat, number of survey participants, survey techniques employed; and shall be sufficient to ensure the data collected is complete and accurate. The qualified biologist conducting the clearance survey shall document a negative survey with a brief letter report indicating that no impacts to active avian nests will occur. If no active nests are found, no further action will be required.</p> <p>If an active nest is discovered during the preconstruction clearance survey, construction activities shall stay outside of a 300-foot buffer around the active nest. For raptor species, this buffer is expanded to 500 feet.</p> <p>A biological monitor shall be present to delineate the boundaries of the buffer area and to monitor the active nest to ensure nesting behavior is not adversely affected by the construction activity. The qualified biologist/biological monitor shall use his/her best professional judgement and experience to determine the efficacy of the buffer and make adjustments, as needed to avoid impacts. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, normal construction activities can occur. If a nest is observed, but thought to be inactive, the qualified biologist shall use his/her best professional judgement to monitor the nest to determine if, or when, the nest can be approached to confirm its' status.</p>			

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring
CULTURAL RESOURCES			
<p>MM CUL-1: During initial ground disturbance of either the Warehouse site a qualified archaeologist shall be present on-site to observe disturbance areas. The qualified archaeologist shall be able to halt work in the immediate vicinity should artifacts, exotic rock, shell or bone are uncovered during construction. In the event such cultural resources are unearthed during ground-disturbing activities by anyone other than the archaeologist, the project operator shall cease any ground-disturbing activities within 50 feet of the find and immediately contact the qualified archaeologist. Work shall not resume until the potential resource can be evaluated by the qualified archaeologist. The qualified archaeologist shall be empowered to halt or redirect ground-disturbing activities away from the vicinity of the find until the find has been evaluated, determined whether the find is culturally sensitive, and an appropriate short-term and long-term treatment plan has been designed.</p>	Applicant	During initial ground disturbing activities	City of Fontana
<p>MM CUL-2: Prior to the issuance of any grading permits for the Warehouse site a Cultural Awareness Training Program shall be provided to all construction managers and construction personnel prior to commencing any ground disturbance work at any of the project sites. The training shall be prepared and conducted by a qualified archaeologist to the satisfaction of the City Planning Department. The training may be discontinued when ground disturbance is completed. Construction personnel shall not be permitted to operate equipment within the construction area unless they have attended the training. A copy of the training transcript and/or training video, as well as a list of the names of all personnel who attended the training and copies of the signed acknowledgement forms shall be submitted to the City Planning Department for their review and approval.</p>	Applicant	Prior to issuance of grading permit.	City of Fontana Planning Department
<p>MM CUL-3: In the event that unanticipated cultural or tribal cultural resources are encountered during the course of grading or construction at the Warehouse site the project operator/contractor shall cease any ground-disturbing activities within 50 feet of the find. Cultural and/or tribal cultural resources may include prehistoric archaeological materials such as flaked and ground stone tools and debris, shell, bone, ceramics, and fire-affected rock, as well as historic materials such as glass, metal, wood, brick, or structural remnants. A qualified archaeologist shall evaluate the resource and recommend appropriate treatment measures, as appropriate.</p>	Project operator/contractor	During ground disturbing activities	Qualified archaeologist

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring
<p>MM CUL-4: If human remains are encountered during the undertaking, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC.</p>	<p>Qualified archeologist</p>	<p>During ground disturbing activities</p>	<p>County Coroner</p>
<p>MM CUL-5: Retain a Native American Monitor/Consultant: The Project Applicant shall be required to retain and compensate for the services of a Tribal monitor/consultant who is both approved by the Gabrieleño Band of Mission Indians-Kizh Nation Tribal Government and is listed under the NAHC's Tribal Contact list for the area of the project location. This list is provided by the NAHC. The monitor/consultant will only be present on-site during the construction phases that involve ground disturbing activities. Ground disturbing activities are defined by the Gabrieleño Band of Mission Indians-Kizh Nation as activities that may include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area. The Tribal Monitor/consultant will complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the Tribal Representatives and monitor/consultant have indicated that the site has a low potential for impacting Tribal Cultural Resources.</p> <p>Professional Standards: Archaeological and Native American monitoring and excavation during construction projects will be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel must meet the Secretary of Interior standards for archaeology and have a minimum of 10 years of experience as a principal investigator working with Native American archaeological sites in southern</p>	<p>Applicant</p>	<p>During ground disturbing activities</p>	<p>Gabrieleño Band of Mission Indians-Kizh Nation Tribal Government</p>

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring
<p>California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.</p>			
<p>MM CUL-6: Unanticipated Discovery of Tribal Cultural and Archaeological Resources: Upon discovery of any archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant approved by the Gabrieleño Band of Mission Indians-Kizh Nation. If the resources are Native American in origin, the Gabrieleño Band of Mission Indians-Kizh Nation shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request reburial or preservation for educational purposes. Work may continue on other parts of the Project while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section 15064.5 [f]). If a resource is determined by the qualified archaeologist to constitute a “historical resource” or “unique archaeological resource,” time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code Sections 21083.2(b) for unique archaeological resources.</p> <p>Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to a local school or historical society in the area for educational purposes.</p>	<p>Qualified archeologist</p>	<p>During ground disturbing activities</p>	<p>City of Fontana; Gabrieleño Band of Mission Indians-Kizh Nation</p>

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring
<p>MM CUL-7: Unanticipated Discovery of Human Remains and Associated Funerary Objects: Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in PRC 5097.98, are also to be treated according to this statute. Health and Safety Code 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and excavation halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC) and PRC 5097.98 shall be followed.</p> <p>Resource Assessment & Continuation of Work Protocol: Upon discovery, the tribal and/or archaeological monitor/consultant will immediately divert work at minimum of 150 feet and place an exclusion zone around the burial. The monitor/consultant(s) will then notify the Tribe, the qualified lead archaeologist, and the construction manager who will call the coroner. Work will continue to be diverted while the coroner determines whether the remains are Native American. The discovery is to be kept confidential and secure to prevent any further disturbance. If the finds are determined to be Native American, the coroner will notify the NAHC as mandated by state law who will then appoint a Most Likely Descendent (MLD).</p> <p>Kizh-Gabrieleño Procedures for burials and funerary remains: If the Gabrieleño Band of Mission Indians – Kizh Nation is designated MLD, the following treatment measures shall be implemented. To the Tribe, the term “human remains” encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the burial of funerary objects with the deceased, and the ceremonial burning of human remains. These remains are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects.</p> <p>Treatment Measures: Prior to the continuation of ground-disturbing activities, the land owner shall arrange a designated site location within the footprint of the</p>	<p>Qualified archeologist; Tribal monitor</p>	<p>During ground disturbing activities</p>	<p>County Coroner</p>

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring
<p>Project for the respectful reburial of the human remains and/or ceremonial objects. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting the Project and keeping the remains in situ and protected. If the Project cannot be diverted, it may be determined that burials will be removed. The Tribe will work closely with the qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be taken which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Tribe for data recovery purposes. Cremations will either be removed in bulk or by means as necessary to ensure completely recovery of all material. If the discovery of human remains includes four or more burials, the location is considered a cemetery and a separate treatment plan shall be created. Once complete, a final report of all activities is to be submitted to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive diagnostics on human remains.</p> <p>Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on-site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.</p>			
GEOLOGY AND SOILS			
<p>MM GEO-1: Prior to approval of the proposed Warehouse site, a geotechnical evaluation shall be required. Geotechnical report shall be a design-level geotechnical investigation and a final geotechnical report with site-specific recommendations for each site prior to initiation of any construction activities. The geotechnical investigation shall be reviewed and approved by the City of Fontana, and shall comply with requirements of Local Hazard Mitigation Plan and all other applicable City codes and policies, as well as the California Building Code and International</p>	Applicant	Prior to issuance of grading permit.	City of Fontana

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring
<p>Building Code as required. The geotechnical evaluation shall be reviewed and approved by the engineering department prior to issuance of any grading permit. All requirements of the report shall be developed and verified by a certified geotechnical engineer or engineering geologist.</p>			
GREENHOUSE GAS EMISSIONS			
<p>MM-GHG-1 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 non-mobile sources as compared to business as usual conditions. With regard to expansions/modifications of existing facilities, this mitigation measure shall be applied to the resulting incremental net increase in enclosed floor area. Future projects shall include, but not be limited to, the following list of potential design features (which include measures for reducing GHG emissions related to Transportation and Motor Vehicles). Energy Efficiency ·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. Renewable Energy ·Install solar panels on carports and over parking areas. Ensure all industrial buildings are designed to have “solar ready” roofs. ·Use combined heat and power in appropriate applications. Water Conservation and Efficiency ·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 non-vegetated surfaces) and control runoff. ·Restrict the use of water for cleaning outdoor surfaces and vehicles. ·Implement low-impact development practices that maintain the</p>	<p>Applicant</p>	<p>Prior to issuance of building permit.</p>	<p>City of Fontana</p>

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring
<p>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> <p>Solid Waste Measures ·Reuse and recycle construction and demolition waste (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard). ·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. Transportation and Motor Vehicles ·Limit idling time for commercial vehicles, including delivery and construction vehicles. ·Promote ride sharing programs (e.g., by designating 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). ·Create bicycle lanes and walking paths directed to the location of schools, parks, and other destination points.</p>			
HAZARDS AND HAZARDOUS WASTE			
<p>MM HAZ-1: Prior to approval of any development permit or approval of any grading plan, a Phase I Environmental Site Assessment (ESA) shall be completed for both the Malaga and Palmetto sites. The Phase I ESA shall document all potential on-site recognized environmental conditions (RECs) as well as any off-site RECs that could</p>	<p>Applicant</p>	<p>Prior to issuance of grading permit.</p>	<p>City of Fontana</p>

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring
affect construction or operation of either project. If necessary, that Phase I ESA shall require additional testing and reporting that would detail remediation measures needed to render the site safe for planned activities.			
MM HAZ-2: Prior to approval of any grading or construction permit, the applicant shall coordinate with a licensed professional to conduct an evaluation of the existing residence and all ancillary structures for the presence of ACMs or lead-based paint. If ACM or lead-based paint is located, a remediation plan to include the safe removal, handling, and disposal of all materials shall be implemented. All work shall be completed to the satisfaction of the City Planning department and shall be conducted in accordance with all applicable ASTM standards related to hazardous materials handling and disposal.	Applicant	Prior to issuance of grading permit.	City of Fontana
WILDFIRE			
MM WLD-1: Prior to issuance of a building permit, the applicant shall show to the satisfaction of the fire code official that the Warehouse site would conform to all requirements and standards needed to reduce the risk of wildfire. A fire protection plan (FPP) shall be developed in consideration of the existing topography, geology, flammable vegetation, and climate of the Warehouse site. The FPP shall include a description of the Warehouse design, distances from areas with wildland vegetation, show adequate water supply and fire and emergency access, measures used to reduce building ignition, defensible space, and any other applicable fire control measures. The FPP shall be consistent with the California Building Code Chapter 7A, International Wildland Urban Interface Code, and Fontana Municipal Code.	Applicant	Prior to issuance of building permit.	Fire Marshall