

# **APPENDIX A**

*Colton's Hub City Centre Specific Plan (CHCCSP)  
Environmental Impact Report (EIR) Mitigation  
Monitoring and Reporting Program*



## 4 MITIGATION MONITORING AND REPORTING PROGRAM

This Chapter of the Final EIR includes the Mitigation Monitoring and Reporting Plan (MMRP) for the Colton's Hub City Centre Specific Plan. It has been prepared in compliance with Section 21081.6 of the California Environmental Quality Act (CEQA), which requires that public agencies adopt a monitoring program for measures that are required to mitigate or avoid significant effects to the environment from the project.

The MMRP serves three functions:

1. Assures completion of mitigation measures during project implementation.
2. Provides feedback to designated agencies and decision makers regarding the effectiveness of the mitigation measures.
3. Identifies the need for enforcement action before irreversible environmental damage occurs.

The MMRP includes a list of the mitigation measures to be implemented during development and on-going operation of projects in the project area; indicates the timeframe for completion of the measure and identifies who is responsible for carrying out the measure and who is responsible for monitoring that the measure is carried out.



Mitigation Measure	Implementation Schedule	Responsible Party	Verification	Status/Date/Initials
<b>Aesthetics</b>				
<b>AES-1</b> Applicants submitting development review applications on sites in the project area shall prepare and submit a landscape plan along with their site plan to the City of Colton that meets the requirements of the City Municipal Code and is consistent with the adopted Specific Plan Landscape Design Guidelines of the CHCCSP Project.	Prior to grading permit issuance	Development Services Director or designee	Notes on the Grading Plans	
<b>AES-2</b> Landscaping and revegetation of graded areas shall occur as soon as practical after grading, to minimize the potential for erosion as well as to reduce the potential for visual and aesthetic impacts.	After grading	Building Department	Site Inspection	
<b>AES-3</b> Applicants submitting development review applications on sites in the project area along with their site plans shall prepare and submit a Lighting Plan with photometric analysis to the City of Colton that identifies the proposed luminosity and location of all lighting fixtures, the orientation of the fixtures, the types of shielding that will be used to avoid producing glare, the type of shielding that would minimize light spillover, and demonstrate through the photometric analysis of how the fixtures would avoid the spread of stray light across site boundaries. Lighting specifications that reduce light and glare shall comply with City of Colton requirements and shall appear as notes on the building plans.	Prior to building permit issuance	Development Services Director or designee	Notes on Building Plans	
<b>AES-4</b> Applicants submitting development review applications	Prior to building	County of San	Notes on Building	

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<p>for projects within Planning Areas 16, 20, 22 (retail), and Planning Areas 21, 23, 24 (office- and retail-mixed) shall prepare and submit site plans including building elevations and lighting plans with photometric lighting analysis to the County of San Bernardino Land Uses Service Department for review and comment, that identifies the proposed luminosity and location of all lighting fixtures, the orientation of the fixtures, the types of shielding that will be used to avoid producing glare, the type of shielding that would minimize light spillover, and demonstrate through the photometric analysis of how the fixtures would avoid the spread of stray light across site boundaries into the ARMC site. Lighting specifications that reduce light and glare shall appear as notes on the building plans.</p>	<p>permit issuance</p>	<p>Bernardino Land Use Services Department</p>	<p>Plans</p>	
<p><b>Air Quality</b></p>				
<p><b>AQ-1</b> The project applicant shall require that the grading contractors comply with SCAQMD Rule 403 minimum requirements for controlling fugitive dust and limit the grading area to no more than 5 acres per day. In addition the DSF HCP provides clear direction on how some BACM should be implemented as follows: Each Covered Project Proponent shall ensure that active construction areas shall be watered regularly to control dust, and to minimize impacts to nearby habitats, especially sensitive species habitat adjacent to construction areas. If at any time, significant amounts of dust or material are determined by the monitoring biologist to be affecting conserved habitat, then corrective measures must be taken immediately. This would include such measures as:</p>	<p>During Construction</p>	<p>Applicant; Construction Contractor</p>	<p>Plan Checks; Site Inspections</p>	

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<ul style="list-style-type: none"> <li>• sweeping local streets regularly during construction;</li> <li>• applying dust palliatives to areas that are not under active construction;</li> <li>• pre-water larger sites prior to initiation of grading, grade sites in phases timed to coincide with construction so that no sites are left graded and exposed to the elements; washing construction vehicles prior to leaving a construction site;</li> <li>• Installing wind fencing around construction sites with signage that identifies who to call if dust is seen blowing from the site; and</li> <li>• Any other measures that, at the time of approval of individual development projects, must be implemented on a project by project basis.</li> </ul>				
<p><b>AQ-2</b> The project applicant shall require that architectural coating products are used that do not exceed more than 5g/L VOC content.</p>	During Construction	Applicant; Construction Contractor	Notes on Building Plans	
<p><b>AQ-3</b> The project applicant shall require that all diesel construction equipment used on -site be certified Tier 4 Final, with level 3 diesel particulate filters and oxidative catalysts that are at least 25 percent efficient. . 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</p>	During Construction	Applicant; Construction Contractor	Notes on Building Plans	

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<p>each applicable unit of equipment. In addition, construction contractors shall be encouraged to apply for SCAQMD "SOON" funds. Incentives could be provided for those construction contractors who apply for SCAQMD "SOON" funds. The "SOON" program provides funds to accelerate clean up off-road diesel vehicles, such as heavy duty construction equipment. More information is at the following website: <a href="http://www.aqmd.gov/tao/Implementation/SOONProgram.htm">http://www.aqmd.gov/tao/Implementation/SOONProgram.htm</a></p>				
<p><b>AQ-4</b> All new development projects, or sites where significant redevelopment will occur shall be required to provide sidewalks along and within the property boundaries.</p>	<p>During Construction</p>	<p>Applicant; Construction Contractor</p>	<p>Shown on Building Plans</p>	
<p><b>AQ-5</b> All new development projects, or sites where significant redevelopment will occur shall require that any future tenants institute a ride sharing program and employee vanpool/shuttle that is open to all employees.</p>	<p>During Operation</p>	<p>Applicant; Tenants</p>	<p>Lease Agreements between Applicant and Tenants</p>	
<p><b>AQ-6</b> All new residential project proponents shall ensure that the local school district serving the project area will offer a school bus program for children of future residents.</p>	<p>During Operation</p>	<p>Applicant; City of Colton; Rialto Unified School District</p>	<p>Agreements with Rialto Unified School District</p>	
<p><b>AQ-7</b> All new development projects, or sites where significant redevelopment will occur shall require that any future commercial tenants restrict delivery truck</p>	<p>During Operation</p>	<p>Applicant; Tenant</p>	<p>Lease Agreements between Applicant and Tenants</p>	

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idling on the project site.				
<b>AQ-8</b> All future tenants must institute a recycling program that reduces waste to landfills by a minimum of 50 percent, or as stipulated by CalRecycle. The recycling program must include designated recycling bins at each proposed trash storage area and require all green waste to be stored in containers separate from other types of municipal solid waste.	During Operation	Applicant; City of Colton	Shown on Building Plans	
<b>AQ-9</b> All new development projects, or sites where significant redevelopment will occur shall exceed 2013 Title 24, Part 6 Standards by 3 percent, and meet Green Building Code Standards.	During Construction	Applicant; Construction Contractor	Shown on Building Plans	
<b>AQ-10</b> All new development projects, or sites where significant redevelopment will occur shall be equipped with faucets, toilets and showers installed in the proposed structures utilize low-flow fixtures.	During Construction	Applicant; Construction Contractor	Shown on Building Plans	
<b>AQ-11</b> Water-efficient irrigation systems shall be installed at all new development projects, or sites where significant redevelopment will occur that conforms to the requirements of Colton Municipal Code.	During Construction	Applicant; Construction Contractor	Shown on Building Plans	
<b>AQ-12</b> All new development projects, or sites where significant redevelopment will occur shall include ENERGY STAR-compliant appliances wherever appliances are needed in buildings on-site and that natural gas only hearths be installed when needed. In	During Construction	Applicant; Construction Contractor	Shown on Building Plans	

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<p>addition, for new residential projects, outlets for electric or natural gas barbeques shall be installed.</p>				
<p><b>AQ-13</b> All new development projects, or sites where significant redevelopment will shall be developed with high-efficiency lighting on-site that is at least 10 percent more efficient than standard lighting. In addition, the operation of a site’s outdoor lighting shall be limited to the hours necessary to support the function of a land use at a project site, and for security purposes.</p>	<p>During Construction</p>	<p>Applicant; Construction Contractor</p>	<p>Shown on Building Plans</p>	
<p><b>AQ-14</b> All new development projects, or sites where significant redevelopment will occur shall require that architectural coating products used for maintenance/re-application do not exceed more than 5g/L VOC content.</p>	<p>During Construction</p>	<p>Applicant; Construction Contractor</p>	<p>Shown on Building Plans</p>	
<p><b>AQ-15</b> All new development projects, or sites where significant redevelopment will occur adjacent to or near conservation sites established in the HCP, shall include measures to reduce impacts associated with the operation of any development projects must be developed on a project by project basis depending on the type of land use being proposed and a site’s proximity to the conservation areas identified in the HCP. These may include BMPs such as routine parking lot and street sweeping to reduce particulate matter; encouraging employees to use alternative modes of transportation and carpooling, and the development</p>	<p>During Construction</p>	<p>Applicant; Construction Contractor</p>	<p>Notes on Building Plans</p>	

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of workforce housing near employment generators such as the ARMC.				
<b>AQ-16</b> All new non-residential development projects, or sites where significant redevelopment will occur shall provide electric car charging stations for tenants (not just electric vehicle wiring per local ordinance). Also, provide designated areas for parking of zero emission vehicles (ZEVs) for car-sharing programs. This measure shall be implemented on a project by project basis at the discretion of the Development Services Director	During Construction	Applicant; Construction Contractor	Notes on Building Plans	
<b>Biological Resources</b>				
<b>BIO-1</b> Construction Monitoring <ul style="list-style-type: none"> <li>a. Covered Project Proponents will retain an experienced DSF biologist, e.g., someone who has conducted field research and/or presence/absence surveys, to function as the Biological Monitor for any development projects in the CHCCSP project area.</li> <li>b. At least 30 days prior to initiating project activities, project proponents will submit to the City, in writing, the name(s), any permit numbers, and resumes of all prospective Biological Monitors.</li> <li>c. Project activities, will not begin until a Biological Monitor(s) has been approved by the City.</li> <li>d. At least one week prior to grading, City-approved monitor(s) shall provide the City's Development Services Department with written and photographic</li> </ul>	Prior to and During Construction	Applicant; Construction Contractor; Biological Monitor	Reports written by Biological Monitor	

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<p>documentation that the limits of construction have been properly defined, i.e., marked and fenced, are readily identifiable and are not encroaching on the existing or proposed conservation areas that will be established by this HCP.</p> <ul style="list-style-type: none"> <li>e. The Biological Monitor(s) shall be responsible for ensuring that the approved limits of grading are not exceeded, that the fencing delineating the limits of construction is maintained, and that the contractor adheres to the other provisions set forth in this Section.</li> <li>f. The Biological Monitor will visit the site at least a twice weekly during project construction.</li> <li>g. The monitor(s), in cooperation with the on-site construction manager(s), shall have the authority to halt construction activities in the event that these provisions are not met.</li> <li>h. The monitor(s) shall submit a report to the City's Development Services Department at the end of the month during each month of construction documenting the implementation of all grading and construction minimization measures.</li> <li>i. If construction results in encroachment on existing or proposed conservation areas, the City will report the encroachment to the USFWS within 24 hours after receiving the monthly report.</li> </ul>				
<p><b>BIO-2</b> The City of Colton will retain a qualified Biological Monitor for any repair, operations or maintenance, or emergency activities resulting in disturbance to occupied or potentially suitable DSF habitat. Biological</p>	<p>Prior to and During Construction</p>	<p>Applicant; Construction Contractor; Biological Monitor</p>	<p>Reports from Biological Monitor</p>	

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<p>Monitors for these activities will be subject to the same experience, approval and reporting requirements as for construction.</p>				
<p><b>BIO-3</b> Worker Environmental Awareness Program</p> <p>a. All contractors and city employees who may work in areas containing occupied or potential DSF habitat will attend a worker environmental awareness program (WEAP) conducted by a biological monitor familiar with the species, to ensure that they are informed of the sensitivity of conserved areas and all applicable avoidance and minimization requirements to ensure conformity with all applicable provisions of the HCP Section 5.3, General Measures to Avoid/Minimize Impacts. The Biological Monitor will present information on the life history, ecology, legal and conservation status of the DSF and potential penalties that could occur as a result of violations of the endangered species Act. The importance and significance of the associated HCP and incidental take permit to the City of Colton will be emphasized. Personnel will be required to sign and date a form indicating that they have attended the program and fully understand the conservation measures and agree to comply.</p>	<p>Prior to Construction</p>	<p>Applicant; Construction Contractor; Biological Monitor</p>	<p>WEAP training list signed by attendees</p>	
<p><b>BIO-4</b> Control of Toxic Substances - During and after the construction of any Covered Project, the proper use and disposal of oil, gasoline, diesel fuel, antifreeze, and other toxic substances shall be restricted so as to avoid impacts to DSF and their habitat.</p>	<p>During and Construction</p>	<p>Building Department</p>	<p>Site Inspections</p>	

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<p><b>BIO-5</b> Fire Prevention Equipment- to extinguish small brush fires (e.g., from trucks or vehicles) shall be present on site during all phases of construction, along with personnel trained in the use of such equipment. Smoking shall be prohibited in construction areas adjacent to flammable vegetation.</p>	<p>During Construction</p>	<p>Construction Contractor; Building Department</p>	<p>Site Inspections</p>	
<p><b>BIO-6</b> Controlled Access - Prior to commencement of clearing or grading activities, areas of existing conservation and areas proposed for conservation shall be clearly marked by a Biological Monitor, and temporary fencing will be installed to prevent disturbance by construction vehicles. All movement of construction personnel, including ingress and egress of equipment and personnel shall be limited to designated construction zones. The temporary fencing will be removed upon completion of all construction activities and replaced with permanent fencing to protect conserved habitat. The Covered Project Proponent and its contractor(s)/subcontractor(s) shall be responsible for compensating at a ratio of 10:1 (acre offsite conservation/acre impact) from the Colton Dunes Conservation Bank or through a private purchase of suitable DSF habitat and a commitment to its long-term management for the disturbance of sensitive habitat outside of the approved limits of construction. Any restoration mandated for infringements outside the project footprint shall require a restoration plan approved by the City.</p>	<p>Prior to clearing or grading</p>	<p>Applicant; Biological Monitor</p>	<p>Site Inspections; Reports from Biological Monitor</p>	

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<p><b>BIO-7</b> Storage and Staging Areas - No temporary storage or stockpiling of construction materials shall be allowed within conserved areas/habitat, and all staging areas for equipment and materials shall be located a minimum of 50 feet away from existing or proposed conserved habitat. Staging areas and construction sites shall be kept free of trash, refuse, and other waste; no waste dirt, rubble or trash shall be deposited within conserved habitat.</p>	<p>During Construction</p>	<p>Construction Contractor; Building Department</p>	<p>Site Inspections</p>	
<p><b>BIO-8</b> Dust Control - Active construction areas shall be watered regularly to control dust, and to minimize impacts to nearby habitats, especially sensitive species habitat adjacent to construction areas. If at any time, significant amounts of dust or material are determined by the monitoring biologist to be affecting conserved habitat, then corrective measures must be taken immediately.</p>	<p>During Construction</p>	<p>Construction Contractor; Building Department</p>	<p>Site Inspections; Dust Control Plan</p>	
<p><b>BIO-9</b> Lighting - Night lighting shall be prohibited during the course of construction, unless absolutely necessary for safety and protection of property. If necessary, the lights must be shielded to minimize impacts to the surrounding habitat.</p>	<p>During Construction</p>	<p>Construction Contractor; Biological Monitor; Building Department</p>	<p>Site Inspections; Notes on Building Plans</p>	
<p><b>BIO-10</b> Habitat Assessment - The City of Colton and USFWS have already spent considerable time and money inventorying the suitability of DSF habitat within the CHCCSP project area boundaries. This information provided the basis for the Incidental Take analysis, as well as the proposed conservation measures. The</p>	<p>During Construction</p>	<p>Construction Contractor; Building Department; Biological Monitor</p>	<p>Site Inspections; Notes on Building Plans</p>	

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<p>following additional avoidance and mitigation measures are proposed:</p> <ul style="list-style-type: none"> <li>a. The City of Colton will fence all conservation areas to limit access. Educational signage will be posted with information regarding the Colton Dunes natural community and DSF.</li> <li>b. Permanent lighting in developed areas adjacent to DSF conservation areas/habitat will be shielded to minimize impacts to DSF and other wildlife.</li> <li>c. Project applicants will be given a map clearly delineating DSF existing or proposed conservation areas in proximity to their project site.</li> <li>d. Project applicants will be responsible for clearly defining their project boundaries, i.e., marking and fencing, and designating the ingress and egress routes and demonstrating to the City of Colton that no impacts will occur to existing or proposed DSF conservation areas.</li> <li>e. All incidences of damage to DSF habitat not approved for development under the HCP will be reported within 24 hours to USFWS for their evaluation and recommendations for compensation, including the following:               <ul style="list-style-type: none"> <li>i. Any damage or loss of 0.25 acre or more of DSF habitat within existing or proposed conservation areas by the applicant or construction crews or contractors working for the applicant will be mitigated in the Colton Dunes Conservation Bank at a 5:1 ratio with the minimum compensation being 1-acre.</li> </ul> </li> </ul>				

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<p>f. Additionally, all damaged DSF habitat will be fully restored at the applicant's expense. A restoration plan will be developed for the review and approval of the City of Colton and the Service. It will include the following measures:</p> <ul style="list-style-type: none"> <li>i. Berms or excavations created by equipment will be removed restoring the natural contour of the site. To the extent possible, displaced topsoil and native vegetation (even if crushed) will be placed back in the area of the disturbance.</li> <li>g. Native seed will be collected from the surrounding area and seeded into the site after the top soil and grubbed vegetation is placed on the site of the disturbance.</li> <li>h. Weeds will be hand pulled or treated with an approved herbicide for two years in the growing season following the restoration.</li> <li>i. Performance standards will be developed for the restoration and the site will be monitored by a biologist for a specified period to determine if they have been met.</li> <li>j. Remediation actions will be specified in the restoration plan and taken in the event the performance standards are not met within the specified period.</li> </ul>				
<p><b>BIO-11</b> The City of Colton is committed to the permanent protection and management of both the existing and proposed conservation areas in the HCP area. To</p>	<p>During Operation</p>	<p>Applicant; Development Services Director</p>	<p>Habitat Management Plan</p>	

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<p>achieve this maintenance, management and restoration of new conservation areas will be provided by the Riverside Land Conservancy (RLC) either separately or in concert with its management responsibilities for Colton Dune Conservation Bank located south of the 1-10 Freeway, as defined below.</p> <p>In addition, the following restoration/enhancement efforts will be initiated at the proposed conservation site and fully documented in a Habitat Management Plan (HMP). The HMP shall include the preparation and submittal of an annual implementation report through year five (5) of the management program; then every three (3) years thereafter. Additional focused surveys will be conducted for DSF and other potentially occurring species by a qualified biologist at year three (3) and every three (3) years thereafter.</p>		or Designee		
<p><b>BIO-12</b> Rough Step Process - The City of Colton recognizes that it is required to ensure that progress towards assembling the 63.7-acre conservation area stays ahead of the total impacts allowed under the permit. To ensure that this occurs, the City will acquire land, place a conservation easement over it and fund all management and monitoring during the first five (5) years and will include the management and monitoring costs in the City's annual budget process before grading permits are issued by the City to private developers or City Departments allowing ground disturbing activities to occur. Land will be acquired according to the following jump-start guideline and stay-ahead provision.</p>	During Operation	Development Services Director or Designee	Payment of fees; Issuance of incidental take permits	

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<p><b>Jump-Start Guideline.</b> The City of Colton will either acquire the King-is-Coming site, 20.9 acres of occupied DSF habitat adjacent to the existing 4.5 acre Laing conservation site, or the 19.5 acres of occupied DSF habitat along San Bernardino Avenue West of the land bridge. Development within the HCP area will focus on the lower quality DSF habitat areas with the exception of high quality DSF habitat identified for development in the HCP adjacent to the King-is-Coming site and bordering Pepper Avenue. Those areas will be allowed to develop immediately upon issuance of the incidental take permit for the HCP, signature of the implementing agreement, and acquisition and recording of a conservation easement on the first 20 acres of DSF habitat, as defined above.</p> <p><b>Stay-Ahead Provision.</b> During the first year after permit issuance, the City of Colton will be establishing its HCP management structure, collecting initial HCP fees, and actively pursuing land acquisition deals beyond the original 20.9-acre commitment as part of the Jump-Start requirement. To allow the City time for these start-up tasks to occur, the Stay-Ahead Provision will only apply after one (1) year of Plan implementation. After one (1) year, the City of Colton will need to demonstrate that its compliance with the Stay-Ahead Provision by the following methodology: The amount of DSF habitat acquired for conservation will exceed by 5 percent the amount of DSF habitat allowed to be developed. The HCP provides a listing of all parcels identified for development, current site conditions (developed vs. undeveloped), the type and</p>				

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<p>acres of DSF habitat remaining on undeveloped portions of the parcel and conservation value of the identified DSF habitat. The amount of DSF habitat conserved and acquired will be measured both by number of acres of the habitat conserved or permitted for development multiplied by the following ratios based on quality of the habitat:</p> <p style="padding-left: 40px;">High Quality Habitat     1.15            Medium Quality Habitat   1.00            Low Quality Habitat        0.25</p> <p>Thus, development or conservation of 5 acres of high quality DSF habitat will be recorded as 5.75 conservation debits or 5.75 conservation credits, respectively. The total accumulation of credits must exceed total debits at all times by at least 10 percent.</p>				
<p><b>BIO-13</b> The following measures shall be implemented for burrowing owls:</p> <ul style="list-style-type: none"> <li>• Pre-construction surveys for burrowing owl shall be conducted for individual projects proposed within the CHCCSP project area and if present the owls shall be passively re-located from the project site. The pre-construction survey for burrowing owls shall be conducted within 30 days of any ground disturbance activity of any project site in the project area.</li> </ul> <p>No disturbance shall occur within 50 meters of occupied burrows during the non- breeding season (September 1 - January 31) or within 75 meters during the breeding season (February 1 - August 31). Onsite passive relocation shall be</p>	<p>Prior construction to</p>	<p>Biological Monitor;            Development Services Director or Designee</p>	<p>Pre-construction survey report</p>	

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<p>implemented if avoidance requirements cannot be met. Offsite mitigation may be required if implementation of the project will result in less than 6.5 acres per bird or pair and such a plan must be approved by CDFW.</p> <ul style="list-style-type: none"> <li>Where applicable, seven days prior to the onset of construction activities for individual projects, a qualified biologist shall survey within the limits of project disturbance for the presence of any active raptor nests. Any nest found during survey efforts shall be mapped on the construction plans. If no active nests are found, no further mitigation would be required. Results of the surveys shall be provided to the CDFW.</li> </ul>				
<p><b>BIO-14</b> The following measures shall be implemented for other avian species :</p> <ul style="list-style-type: none"> <li>If clearing or other ground disturbance is proposed for a project site a qualified biologist shall conduct a site assessment 30 days prior, in order to determine if there is a likelihood that nesting birds could be on a site. occurs during breeding season, a 30-day If the biologist concludes that there is a possibility that nesting birds may be on a site a clearance survey for nesting birds shall be conducted no more than three (3) days prior to vegetation clearance or ground disturbing activities.</li> </ul>	<p>During construction</p>	<p>Construction Contractor; Biological Monitor; Development Services Director or Designee</p>	<p>Reports from Biological Monitor</p>	

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<ul style="list-style-type: none"> <li>If nesting activity is present at any raptor nest site, the active site shall be protected until nesting activity has ended to ensure compliance with Section 3503.5 of the California Fish and Game Code. Nesting activity for raptors in the region of the project site normally occurs from February 1 to June 30. To protect any nest site, the following restrictions on construction are required between February 1 and June 30 (or until nests are no longer active as determined by a qualified biologist): (1) clearing limits shall be established a minimum of 300 feet in any direction from any occupied nest and (2) access and surveying shall not be allowed within 200 feet of any occupied nest. Any encroachment into the 300/200-foot buffer area around the known nest shall only be allowed if it is determined by a qualified biologist that the proposed activity shall not disturb the nest occupants. Construction during the nesting season can occur only at the sites if a qualified biologist has determined that fledglings have left the nest.</li> </ul>				
<b>Cultural Resources</b>				
<b>CR-1</b> <u>Site-specific Records Search</u> - Prior to project-level ground-disturbing activities within the CHCCSP project area, a project site-specific records search at the Archaeological Information Center must be completed to determine if the project site has been subjected to a professional survey. If a current cultural resources report addressing potential impacts on cultural	Prior to ground disturbing activities	Applicant; Development Services Director or Designee	Measures shall appear on all grading or other earthwork plans where soil disturbance may occur Contact information	

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<p>resources is available, the City/applicant will implement the mitigation measures provided within the report. Otherwise, mitigation measures CR-2 and CR-3 must be implemented during the City's application review process.</p>			<p>for the Community Services Director or designee shall also be included</p>	
<p><b>CR-2 Phase I Cultural Resources Study</b> - In the event that a current and valid report is not available or if the entirety of the project-level site has not been professionally surveyed (see MM CR-1), a Phase I Cultural Resources Survey study shall be completed by a qualified cultural resource professional.</p> <p>If the Phase I study detects built-environment resources (buildings or structures aged 45 years old or older), and construction or implementation of the proposed project will either disturb or destroy such buildings or affect their historic setting, then a cultural resource professional who minimally meets the Secretary of the Interior's Professional Qualifications Standards for Architectural History will be contracted to determine if the project may cause a substantial adverse change in the significance of a built environment historical resource as defined in Section 15064.5 of the CEQA Guidelines. The City/applicant will be responsible for implementing the methods for eliminating or substantially reducing impacts on historical resources identified in the technical report. Such methods could include, but are not limited to, written and photographic recordation of the resource in accordance with the level of Historic American Building Survey documentation that is appropriate to the significance (federal, state, local) of the resource.</p>	<p>Prior to construction</p>	<p>Applicant; Development Services Director or Designee</p>	<p>Measures shall appear on all grading or other earthwork plans where soil disturbance may occur Contact information for the Community Services Director or designee shall also be included</p>	

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<p>In the event that known or previously undetected archaeological resources are identified during the Phase I study then such resources must be recorded or updated onto Department of Parks and Recreation (DPR) 523 forms in accordance with all applicable regulations.</p> <p>In addition, any addressed resources must be evaluated for significance and eligibility for inclusion in all applicable registers of significant resources. This evaluation will be undertaken by a cultural resource professional who minimally meets the Secretary of the Interior's Professional Qualifications Standards for Archaeology. In the event that such resources are found to be archaeological resources pursuant to CEQA, potential adverse impacts must be analyzed as stated in PRC Sections 21084.1 and 21083.2(1), and appropriate measures must be generated to avoid or substantially reduce potential impacts on archaeological resources as necessary. The City/applicant will be responsible for implementing the methods for eliminating or substantially reducing impacts on resources identified in the technical report. Such methods could include, but are not limited to, subsurface testing or excavation of archaeological resources and/or construction monitoring by a qualified professional and, if necessary, appropriate Native American monitors as identified through an information-seeking process and/or by the Native American Heritage Commission.</p>				
<p><b>CR-3</b> <u>Procedure for Unintentional Disturbance of Cultural Resources</u> - If subsurface cultural resources are encountered during project-level implementation, or if</p>	<p>During construction</p>	<p>Construction Contractor; Development</p>	<p>Report from archaeologist</p>	

Mitigation Measure	Implementation Schedule	Responsible Party	Verification	Status/Date/Initials
<p>evidence of an archaeological site or other suspected historic resources are encountered, all ground-disturbing activity will cease within 100 feet of the resource. A qualified archaeologist will be retained by the City/applicant to assess the find, and to determine whether the resource requires further study. Potentially significant cultural resources could consist of, but are not limited to, stone, bone, fossils, wood or shell artifacts or features, including structural remains, historic dumpsites, hearths and middens. Midden features are characterized by darkened soil, and could conceal material remains, including worked stone, fired clay vessels, faunal bone, hearths, storage pits, or burials and special attention should always be paid to uncharacteristic soil color changes. Any previously undiscovered resources found during construction should be recorded on appropriate Department of Parks and Recreation (DPR) 523 forms and evaluated by a qualified archaeologist retained by the City/applicant for significance under all applicable regulatory criteria.</p> <p>No further grading will occur in the area of the discovery until the City (CEQA Lead Agency) approves the measures to protect the resources. Any archaeological artifacts recovered as a result of mitigation will be donated to a qualified scientific institution approved by the City (CEQA Lead Agency) where they would be afforded long-term preservation to allow future scientific study.</p>		Services Director or designee		
<p><b>CR-4</b> In conjunction with the preparation of site-specific geotechnical reports for individual development projects, the applicant shall also have a site specific</p>	Prior to construction	Applicant; Development Services Director	Measure shall appear on all grading or other	

Mitigation Measure	Implementation Schedule	Responsible Party	Verification	Status/Date/Initials
<p>Paleontological assessment prepared to establish the probability that paleontological resources have the potential to occur on an individual project site. If the assessment results in a determination of moderate or high paleontologic sensitivity, a paleontologic monitoring program shall be implemented. This monitoring program shall be consistent with the current provisions of CEQA and with the guidelines of the Society of Vertebrate Paleontology. If the assessment determines that the project area has low paleontologic sensitivity, no program to mitigate adverse impacts to paleontologic resources will be necessary. This measure shall be implemented to the satisfaction of the Development Services Director.</p>			<p>earthwork plans where soil disturbance may occur</p> <p>Contact information for the Community Services Director or designee shall also be included</p>	
<p><b>CR-5</b> In the event of an accidental discovery or recognition of any human remains, PRC §5097.98 must be followed. In this instance, once project-related earthmoving begins and if there is accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following steps shall be taken:</p> <ul style="list-style-type: none"> <li>• There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the County Coroner is contacted to determine if the remains are Native American and if an investigation of the cause of death is required. If the coroner determines the remains to be Native American, then the coroner shall contact the NAHC within 24 hours, and the NAHC shall identify the person or persons it believes to be the "most likely descendant" of the deceased Native</li> </ul>	<p>During construction</p>	<p>Construction Contractor; Development Services Director or designee</p>	<p>Measures shall appear on all grading or other earthwork plans where soil disturbance may occur</p> <p>Contact information for the Development Services Director or Designee and the County Coroner shall also be included</p>	

Mitigation Measure	Implementation Schedule	Responsible Party	Verification	Status/Date/Initials
<p>American. The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in PRC §5097.98, or</p> <ul style="list-style-type: none"> <li>• Where the following conditions occur, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely descendant or on the property in a location not subject to further subsurface disturbance:               <ul style="list-style-type: none"> <li>○ The NAHC is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 24 hours after being notified by the commission,</li> <li>○ The descendant identified fails to make a recommendation; or</li> <li>○ The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the NAHC fails to provide measures acceptable to the landowner.</li> </ul> </li> </ul>				
<b>Geology and Soils</b>				
<b>GEO-1</b> Final grading plans for individual development projects proposed within the CHCC project area shall be reviewed by a professional geologist to determine whether additional geotechnical studies (possibly	Prior construction	to Applicant; Building Department	Notes on grading and building plans	

Mitigation Measure	Implementation Schedule	Responsible Party	Verification	Status/Date/Initials
<p>including supplemental subsurface investigation, soil expansion potential, ground failure, differential settlement, and geotechnical analysis) may be necessary to provide detailed recommendations that are appropriate for the grading and construction proposed for the types of development projects being proposed (e.g. single family residential, retail commercial, office buildings).</p>				
<p><b>GEO-2</b> <u>Removal of Undocumented Fill</u>: Where encountered during future grading at project development sites, these materials shall be excavated and replaced as properly compacted fill. These surficial fills vary in age and depth, and likely exist across much of the CHCC project area to various extents, including but not limited to the abandoned air strip, abandoned reservoir, and within the golf course. Debris such as pieces of asphalt, concrete, plant matter should be removed from the artificial fill during future grading within the property.</p>	<p>During grading</p>	<p>Construction Contractor; Building Department</p>	<p>Site Inspections</p>	
<p><b>GEO-3</b> <u>Re-evaluation of Documented Fill</u>: Although not confirmed during the geotechnical due diligence assessment, it is possible that the artificial fill associated with the numerous vacant cut and fill pads within the project area (both in developed and undeveloped areas) were tested and documented during placement. Exhibit 4.6-5 shows the areas of the site containing vacant fill pads. Whether this is the case or not, it would be prudent to perform a</p>	<p>During grading</p>	<p>Construction Contractor; Building Department</p>	<p>Site Inspections</p>	

Mitigation Measure	Implementation Schedule	Responsible Party	Verification	Status/Date/Initials
<p>geotechnical subsurface investigation in these areas to evaluate these fill soils if these pads are to be utilized for structural improvements. In addition, it is currently unknown whether or not these pads represent cut pads in structural late Pleistocene sediments, or documented fill pads. Fills and cuts also will likely occur associated with existing structures. Evaluation of these soils shall be considered for future proposed development on a project by project basis.</p>				
<p><b>GEO-4</b> <u>Overexcavation of Near-Surface Soils</u>: The project area contains relatively loose soils in the near surface across most of the undeveloped portions of the project area including the vacant cut-fill pads. These loose soils are associated with historic human activity (dumping, minor grading): wind-blown sands, erosion, and near surface weathering. Therefore, in areas where these materials will not be completely removed as a result of design grading, the near-surface alluvium will require overexcavation and recompaction to mitigate excessive settlement and removal of deleterious material.</p>	During grading	Construction Contractor; Building Department	Site Inspections	
<p><b>GEO-5</b> <u>Cut/Fill Transitions</u>: To mitigate the potential for differential settlement and to provide a relatively uniform bearing surface for proposed structures supported thereon, the cut portions of the building pads should be overexcavated and replaced as compacted fill.</p>	During grading	Construction Contractor; Building Department	Site Inspections	

Mitigation Measure	Implementation Schedule	Responsible Party	Verification	Status/Date/Initials
<p><b>GEO-6</b> <u>Surficial Stability of Existing Fill and Cut Slopes:</u> Numerous small to medium- sized fill and cut slopes exist within the project area. Since onsite soils consist largely of granular, non-cohesive sands and possibly gravelly sands, the fill slopes may be subject to erosion and would require overexcavation and recompaction.</p>	During grading	Construction Contractor; Building Department	Site Inspections	
<b>Greenhouse Gas Emissions</b>				
<p><b>GHG-1</b> Although with mitigation measures AQ-1 through AQ-14, future projects would exceed the SCAQMD draft threshold, the buildout scenario still meets the percent reduction threshold called for in the SANBAG GHG Reduction Plan.</p> <p>With mitigation, compliance with regulations (such as Pavley, the Renewable Energy Standard, compliance with Green Building Standards and 2013 Title 24 standards [approximately 30 percent more efficient than 2008 Title 24 standards] etc.), and sequestration from the planting of at least 2,551 new trees in the CHCCSP project area, year 2020 emissions would be reduced by 50.8 percent from BAU emissions; which meets the SANBAG GHG Reduction Plan threshold of a 15 percent reduction from BAU emissions.</p>	During construction and operation	Development Services Director or Designee	Notes on building plans	
<b>Hazards and Hazardous Materials</b>				
<p><b>HAZ-1</b> Prior to development of a site in the CHCCSP project area, applicants for development of any site that has been documented in the Phase I ESA and/or subsequent EDR report (2013) as having a REC or a PEC within the project area shall be required to</p>	Prior to construction	Applicant; Development Services Director or Designee	Written proof of removal of all hazardous materials from the site by a qualified contractor	

Mitigation Measure	Implementation Schedule	Responsible Party	Verification	Status/Date/Initials
<p>conduct a site specific Phase I ESA to determine if a potential significant impact exists. If the Phase I ESA concludes that there are hazardous materials on site, a Phase II ESA shall be conducted including soils testing. If test results are found to be positive for a potential impact, then a Site Remediation/Local Oversight Program shall be implemented to clean and detoxify the subject site prior to initial ground disturbance activities (e.g., grading).</p>				
<p><b>HAZ-2</b> Prior to onsite development of sites not listed as having a REC or a PEC on site, the landowner/developer shall conduct a Phase I ESA that determines if contamination from pesticide and herbicide usage has occurred by taking soil samples at suspected former orchard grove sites. This measure also applies to sites where evidence of illegal dumping has occurred. Remediation, if required, shall occur prior to any site disturbing activities.</p>	<p>Prior to construction</p>	<p>Applicant; Development Services Director or Designee</p>	<p>Written proof of removal of all hazardous materials from the site by a qualified contractor</p>	
<p><b>HAZ-3</b> Prior to onsite development, applicants for development of any site documented in the Phase I ESA as having ASTs shall provide proof of documentation to confirm that ASTs have been placed within secondary containment units or have been removed.</p>	<p>Prior to construction</p>	<p>Applicant; Development Services Director or Designee</p>	<p>Written proof of removal of the ASTs and any cleanup required at the site of the ASTs by a qualified contractor</p>	
<p><b>HAZ-4</b> Prior to onsite development, applicants for development of any site documented in the Phase I ESA as having USTs shall provide proof of</p>	<p>Prior to construction</p>	<p>Applicant; Development Services Director</p>	<p>Written proof of removal of the USTs and any cleanup</p>	

Mitigation Measure	Implementation Schedule	Responsible Party	Verification	Status/Date/Initials
documentation to the City's Building Official to confirm recent fit test documents that demonstrate no indications of a release.		or Designee	required at the site of the USTs by a qualified contractor	
<b>HAZ-5</b> Prior to demolishing any existing building(s), the landowner/developer shall conduct an inspection to assess existing building for asbestos containing materials prior to demolition, and if encountered, the material shall be abated prior to demolition by a qualified contractor in accordance with current local, State, and federal regulations.	Prior to construction	Applicant; Development Services Director or Designee	Written proof of asbestos abatement by a qualified contractor	
<b>HAZ-6</b> Prior to onsite development, existing buildings found with soil drip lines shall be tested for lead-based paints, and if found to be positive, shall be removed and replaced with non, lead-based coated soil drip lines.	Prior to construction	Applicant; Development Services Director or Designee	Written proof of removal and replacement of lead base paints by a qualified contractor	
<b>HAZ-7</b> Prior to onsite development, transit pipes, if encountered in former orchard grove areas, shall be removed by the landowner/developer and disposed of in accordance with current regulations.	Prior to construction	Applicant; Development Services Director or Designee	Written proof of removal and disposal of transit pipes from the site by a qualified contractor	
<b>HAZ-8</b> Prior to onsite development, all existing transformers, to be removed, shall be conducted by a licensed contractor or utility agency responsible for transformer maintenance.	Prior to construction	Applicant; Development Services Director or Designee	Written proof of removal of existing transformers from the site by a qualified contractor	

Mitigation Measure	Implementation Schedule	Responsible Party	Verification	Status/Date/Initials
<p><b>HAZ-9</b> Prior to onsite development, the landowner/developer shall remove all miscellaneous trash debris and dispose of it in accordance with current regulations. Areas underneath debris accumulation piles shall be re-inspected for staining and possible hazardous waste material.</p>	<p>Prior to construction</p>	<p>Applicant; Development Services Director or Designee</p>	<p>Written proof of removal of all hazardous materials from the site by a qualified contractor</p>	
<p><b>HAZ-10</b> During onsite development, if a septic tank is encountered, the landowner/developer shall provide for the removal and disposal of septic tank(s) in accordance with current regulations.</p>	<p>Prior to construction</p>	<p>Applicant; Development Services Director or Designee</p>	<p>Written proof of removal and disposal of septic tanks from the site by a qualified contractor</p>	
<p><b>HAZ-11</b> Adherence to mitigation for air quality to reduce construction related emissions during development of projects in Planning Area 24 would reduce impacts to less than significant levels when construction activities can be limited either by limiting duration of activities or number of pieces of equipment in simultaneous use such that emissions thresholds are not exceeded. Prior to commencement of grading activities in Planning Area 24, the applicant shall conduct a project specific air quality analysis to determine how to achieve this reduction in emissions.</p>	<p>During construction</p>	<p>Construction Contractor; Building Department</p>	<p>Dust Control Plan; Site Inspections</p>	
<p><b>HAZ-12</b> Prior to development of projects within Planning Areas 16, and 19 through 24, site plans, including lighting plans must be submitted to the County of San Bernardino Land Use Services Department who will be responsible for coordinating with the ARMC</p>	<p>Prior to building permit issuance</p>	<p>Development Services Direction or Designee</p>	<p>Notes on Building Plans</p>	

Mitigation Measure	Implementation Schedule	Responsible Party	Verification	Status/Date/Initials
<p>administration to ensure no impacts to the ARMC or the helicopter landing pads occur. In addition, emergency access to and from the ARMC site must also be considered in the planning of future development projects in these planning areas. Site plans must include proposed building setbacks from property lines and show the distance between the ARMC helicopter landing pads and proposed buildings. Lighting and landscape plans must also accompany the site plans. The County shall provide input to proposed plans to ensure compatibility between proposed land uses within these planning areas and the ARMC's ability to provide safe ingress and egress of helicopters, and emergency vehicles.</p>				
<p><b>HAZ-13</b> In order to ensure land use compatibility between future uses in adjacent planning areas, or adjacent uses within planning areas, applicants for future development projects within Planning Areas 5, 9, 16, and 24 (planning areas that include sensitive receptors or will in the future), shall plan their sites to consider proximity to residential neighborhoods and Slover Mountain High School. This may require greater setbacks from property lines, consideration of the location of emergency access points, location of HVAC equipment, location of storage tanks or storage buildings. All new projects in the CHCCSP project area will be subject to site plan review and approval by the Development Services Director or his/her designee.</p>	<p>Prior to Construction</p>	<p>Applicant; Development Services Director or Designee</p>	<p>Site Plan Review and approval</p>	

Mitigation Measure	Implementation Schedule	Responsible Party	Verification	Status/Date/Initials
<p><b>HAZ-14</b> For all businesses that generate medical waste, each business shall register with the San Bernardino County Department of Environmental Health as a medical waste generator and prepare/implement a Medical Waste Management Plan (MWMP) as required under the California Medical Waste Management Program. The Department of Environmental Health, as the Local Enforcement Agency (LEA) for the State is responsible for approving the MWMP as well as conducting inspections of these facilities.</p>	<p>Prior to occupancy</p>	<p>Medical Waste Generating Business; San Bernardino County Department of Environmental Health</p>	<p>Medical Waste Management Plan</p>	
<p><b>Hydrology and Water Quality</b></p>				
<p><b>HWQ-1</b> Future projects developed in the CHCCSP project area shall be subject to the development standards set forth in the Specific Plan including the development and implementation of Landscape Management Plans (LMPs) for landscaped areas with the goal of reducing potential discharge of herbicides, pesticides, fertilizers, and other contaminants to local waterways.</p> <p>All contractors involved in project-related landscaping conducted during individual phases of development, as well as maintenance of landscaping following project completion, shall complete their work in strict compliance with the LMP. Project developers shall be responsible for ensuring that requirements of the LMP are provided to and instituted by future project tenants following project completion.</p>	<p>Prior to construction</p>	<p>Applicant; Development Services Director or Designee</p>	<p>Landscape Management Plans</p>	

Mitigation Measure	Implementation Schedule	Responsible Party	Verification	Status/Date/Initials
<p>A licensed landscape architect or architectural firm with experience in methods to reduce or eliminate the use of landscape chemicals that could cause adverse effects to the environment shall prepare the LMP. At a minimum, an LMP shall:</p> <ul style="list-style-type: none"> <li>• Require that pesticides and fertilizers not be applied in excessive quantities, and only applied at times when rain is not expected for at least two weeks, in an effort to minimize leaching and runoff into the storm drainage system.</li> <li>• Encourage the use of organic fertilizers and mulching of landscaped areas to inhibit weed growth and reduce water demands.</li> <li>• Utilize native, perennial, drought-tolerant species of vegetation to minimize irrigation needs.</li> </ul>				
<p><b>HWQ-2</b> Because the project area will be developed by a number of project proponents and not as one development project, each project proponent must provide a hydrology/ drainage study for each site being developed or redeveloped. Therefore, on a project by project basis, each project proponent shall provide a detailed engineering design for a project site and show how the site will be connected to the CHCCSP storm drain system to refine the design currently shown in the Exhibit 4.9-3 prepared by Hall and Foreman, August 2013.</p>	<p>Prior construction to</p>	<p>Applicant; Engineering Department</p>	<p>Review of Drainage/Hydrology studies</p>	

Mitigation Measure	Implementation Schedule	Responsible Party	Verification	Status/Date/Initials
<b>Land Use and Planning</b>				
<b>LU-1</b> When projects are proposed that would site Business Park and Residential land uses in planning areas that are adjacent to the City of Rialto’s Gateway Specific Plan project area (planning areas 1, 2, 3, 4, 5, and 10), future developers shall coordinate with the City of Rialto in order to ensure that future land uses in adjacent planning areas (F-C, R-C, I-P and O-P) are considered and that if necessary, special setback and screening requirements are identified.	Prior to construction during design phase	Applicant; Development Services Director or Designee	Provide Conditions of Approval to City of Rialto for review	
<b>Noise</b>				
<b>N-1</b> Control of Construction Hours – All construction activities should be limited to the hours between 7:00 AM and 7:00 PM Monday through Saturday. Construction and demolition should be prohibited on Sundays or national holidays.	During construction	Construction Contractor; Building Department	Notes on Building Plans; Site Inspections	
<b>N-2</b> In addition to implementation of Mitigation Measure N-1, the following mitigation measures should be implemented whenever construction activities occur within 1,500 feet of the hotel and residential land uses located between Valley Blvd and the I-10 Freeway; the Colton Golf Club (if in operation); the residential properties, the church and the Rialto City Park all located along San Bernardino Avenue; the Rialto Retirement Home, Vista Cove Care Center and the Cathedral of Praise Church all located near Riverside Drive; the San Bernardino Social Services Building; the Arrowhead Regional Medical Center; the Hermosa Gardens Cemetery; Slover Mountain High School; the residential	During construction	Construction Contractor; Building Department	Notes on Building Plans; Site Inspections	

Mitigation Measure	Implementation Schedule	Responsible Party	Verification	Status/Date/Initials
<p>land uses located along Hermosa Avenue, and adjacent to planning areas set aside for permanent habitat (planning areas 3, 6, 11 and 18) as well as the habitat set aside as part of the HCP within the Cemetery property.</p> <ul style="list-style-type: none"> <li>a) All construction contractors shall limit haul truck deliveries to the same hours specified for construction equipment (7:00 AM and 7:00 PM Monday through Saturday).</li> <li>b) To the extent feasible, haul routes shall not pass sensitive land uses or residential dwellings and should avoid using alleyways adjacent to said uses.</li> <li>c) All construction contractors shall use power construction equipment with state-of-the-art noise shielding and muffling devices.</li> <li>d) During all project site excavation and grading on any site in the CHCCSP project area, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards.</li> <li>e) All construction contractors shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest a project site during all project construction.</li> <li>f) All construction contractors shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest a project site.</li> </ul>				

Mitigation Measure	Implementation Schedule	Responsible Party	Verification	Status/Date/Initials
<p><b>N-3</b> The use of vibratory equipment shall be avoided within 70 feet of existing vibration-sensitive land uses (residential, habitat, ARMC).</p>	<p>During construction</p>	<p>Construction Contractor; Building Department</p>	<p>Notes on Building Plans; Site Inspections</p>	
<p><b>N-4</b> If vibratory equipment must be used within 26 feet of an existing structure vibration monitoring shall be conducted and work shall be halted and re-evaluated if vibratory levels near 0.20 PPV which is the standard established to protect structures.</p>	<p>During construction</p>	<p>Construction Contractor; Building Department</p>	<p>Notes on Building Plans; Site Inspections</p>	
<p><b>N-5</b> Prior to issuance of building permits for non-residential land uses within planning areas 5, 9, 16, 21, 22, 23 and 24, all project proponents shall prepare a detailed noise study that shall be prepared to ensure that these sources do not exceed 55 dBA (Leq) and 75 dBA (Lmax) during the daytime (7:00 AM to 10:00 PM), and 45 dBA (Leq) and 65 dBA (Lmax) during the nighttime (10:00 PM to 7:00 AM). The assessment shall be prepared by a qualified acoustical engineer and shall document the noise generation characteristics of the proposed equipment and the projected noise levels at the nearest use. Compliance with these levels shall be demonstrated and any measures required to comply with the Noise Ordinance will be included in the project plans. The report shall be completed and approved by the City prior to issuance of building permits.</p>	<p>Prior to issuance of building permits</p>	<p>Applicant; Development Services Director</p>	<p>Noise study approved by City</p>	
<p><b>N-6</b> New non-residential development shall be constructed with roof-ceiling assemblies that make up the building envelope to have an STC of at least 50 and exterior</p>	<p>During construction</p>	<p>Construction Contractor; Building</p>	<p>Notes on Building Plans; Site Inspections</p>	

Mitigation Measure	Implementation Schedule	Responsible Party	Verification	Status/Date/Initials
<p>windows must have minimum STC of 30 where sound levels at the property line regularly exceed 65 decibels. This measure shall apply to new non-residential land uses proposed along Valley Boulevard and Pepper Avenue. This measure would reduce interior noise levels to acceptable levels and mitigate any impact to less than significant. Buildings with few or no occupants and where occupants are not likely to be affected by exterior noise, as determined by the enforcement authority, such as factories, stadiums, storage, enclosed parking structures and utility buildings are exempt from this measure.</p>		Department		
<p><b>N-7</b> Prior to issuance of building permits for residences in residential planning areas located along San Bernardino Avenue and Wildrose Avenue (planning areas 2, 4, 7, and 13) shall prepare detailed noise assessments showing that noise levels in those areas will not exceed the 65 CNEL outdoor noise criteria and the 45 CNEL indoor noise standard. The noise assessment shall be prepared by a qualified acoustical consultant and shall document the sources of noise impacting the areas and describe any measures required to meet the standard. These measures will be incorporated into the project plans. The report shall be completed and approved by the City prior to issuance of building permits.</p>	Prior to issuance of building permits	Applicant; Development Services Director	Noise study approved by City	

Mitigation Measure	Implementation Schedule	Responsible Party	Verification	Status/Date/Initials
<b>Public Services</b>				
<p><b>PS-1</b> In order to provide adequate fire protection coverage for the CHCCSP project area, equipment and staffing apparatus from Station 212 shall be relocated to a new, fully equipped facility within the project area or in close proximity to maintain adequate response time. In order to implement the relocation of Station 212 and staff a paramedic squad the following is recommended:</p> <ul style="list-style-type: none"> <li>• Relocate fire station 212 from its current location at 1511 North Rancho Avenue to a location, ideally on Olive Street between Meridian Street and North Jackson Street;</li> <li>• Include a purpose-built EOC in the relocated fire station; and</li> <li>• Hire six firefighter paramedics to staff a paramedic squad daily with two personnel.</li> </ul>	<p>Prior to construction during design phase</p>	<p>Applicant; Fire Department; Development Services Director</p>	<p>Plan Checks</p>	
<p><b>PS-2</b> Prior to occupancy of any project buildings, all structures shall be equipped with the most reliable, commercially available fire suppression and alarm technology as required under the Uniform Building Code (UBC) standards and approved by the City of Colton Fire Department. The project applicant shall be responsible for maintaining these systems during project operations. Furthermore, if the call load for fire inspections increases beyond fire inspection sustainability (as indicated in annual reports) for the CHCCSP, a Fire Inspector shall be provided.</p>	<p>Prior to construction during design phase</p>	<p>Applicant; Fire Department; Development Services Director or Designee</p>	<p>Plan Checks</p>	

Mitigation Measure	Implementation Schedule	Responsible Party	Verification	Status/Date/Initials
<p><b>PS-3</b> In order to improve the service ratio for the Police Department, a substation facility shall be provided within the CHCCSP area. Development impact fees shall be allocated by the City of Colton in order to provide additional officers, support personnel and new equipment for said substation. The timing of the development of this substation will be determined in consultation with the Police Department.</p>	<p>Prior to construction</p>	<p>Applicant; Police Department; Development Services Director or Designee</p>	<p>Payment of fees</p>	
<p><b>PS-4</b> Each developer proposing a new project, or the substantial redevelopment of a project site shall pay Development Impact Fees for all Public Services (Fire, Police, Schools, Libraries, Parks) as determined by the Community Development Director or his/her designee.</p>	<p>Prior to construction</p>	<p>Development Services Director or Designee</p>	<p>Payment of fees</p>	
<p><b>Traffic and Circulation</b></p>				
<p><b>TC-1</b> Because development projects in the CHCCSP project area will be submitted by a number of different project applicants, the City’s Public Works Department will be responsible for developing a fair share fee program for the purpose of funding for the necessary improvements identified in the CHCCSP Traffic Impact Study. The program shall specifically identify the nature, location, timing and cost of all improvements necessary to ensure that significant impacts are all adequately addressed and mitigated and the fair share program shall require the implementation of identified improvements at the appropriate time.</p> <p>Specific improvements include:</p> <p>a. Construct Pepper Avenue adjacent to the project</p>	<p>Prior to and during construction</p>	<p>Public Works Department</p>	<p>Plan Checks; Site Inspections</p>	

Mitigation Measure	Implementation Schedule	Responsible Party	Verification	Status/Date/Initials
<p>from San Bernardino Avenue to the projects south boundary at its ultimate half-section width as a Major Arterial including landscaping and parkway improvements in conjunction with development.</p> <ul style="list-style-type: none"> <li>b. Construct Meridian Avenue adjacent to the project from the north project boundary to Valley Boulevard at its ultimate half-section width as a Collector Street including landscaping and parkway improvements in conjunction with development.</li> <li>c. Construct San Bernardino Avenue adjacent to the project from the projects west boundary to Meridian Street at its ultimate half-section width as a Major Arterial including landscaping and parkway improvements in conjunction with development.</li> <li>d. Construct Valley Boulevard adjacent to the project from the projects west boundary to the projects east boundary at its ultimate half-section width as a Major Arterial including landscaping and parkway improvements in conjunction with development.</li> <li>e. The project site should provide sufficient parking spaces to meet City of Colton parking code requirements in order to service on-site parking demand.</li> <li>f. On-site traffic signing and striping should be implemented in conjunction with detailed construction plans for the project.</li> <li>g. Sight distance at each project access should be reviewed with respect to California Department of Transportation/City of Colton standards in conjunction with the preparation of final grading,</li> </ul>				

Mitigation Measure	Implementation Schedule	Responsible Party	Verification	Status/Date/Initials
landscaping, and street improvement plans.				
<p><b>TC-2</b> Prior to development of projects in planning areas within 28, 29, 31, 32, and 35 (i.e. planning areas in closest proximity to the ARMC) or development of road and intersection improvement plans in those planning areas, site plans including circulation plans must be submitted to the County of San Bernardino Land Use Services Department (LUSD). The LUSD will be responsible for coordinating with the ARMC administration to review the plans for potential impacts that could adversely affect the operation of the ARMC. Site plans must include proposed points of ingress and egress, show how intersections will be controlled, and show where roads that access the ARMC would be improved. The County shall provide input and require revisions to proposed plans to ensure compatibility between proposed land uses and roadway improvements within these planning areas. LUSD and ARMC administration would also review plans to assess impacts to the ARMC's ability to provide safe ingress and egress of helicopters.</p>	<p>Prior to construction, during development review</p>	<p>County of San Bernardino Land Use Services Department</p>	<p>Plan Checks</p>	
<p><b>TC-3</b> The City of Colton, Omnitrans and project applicants shall coordinate the necessary road and site improvements related to transit stops, road improvements along bus routes, and any other improvements that may affect transit in the CCCSP project area. This shall be accomplished through the City's Development Review process when projects are</p>	<p>Prior to construction, during development review</p>	<p>Applicant; Development Services Director or Designee; Omnitrans</p>	<p>Plan Checks</p>	

Mitigation Measure	Implementation Schedule	Responsible Party	Verification	Status/Date/Initials
proposed along existing or future bus routes identified by Omnitrans.				
<p><b>TC-4</b> In addition, the City of Colton requires new development projects to provide bicycle storage facilities. Because of the unique nature of the proposed mixed-use project, the CHCCSP would require applicants for future non-residential projects to provide a bicycle parking study that analyzes the specific project need for bicycle parking and storage. The study shall identify where this bicycle storage would be provided in each component of the project to meet the intent of the City Zoning Ordinance. The implementation of this project design feature would result in less than significant related to bicycles as it actually would encourage greater bicycle usage.</p>	Prior to construction	Applicant; Development Services Director or Designee	Bicycle Parking Study	
<b>Utilities and Service Systems</b>				
<p><b>USS-1</b> Prior to the issuance of demolition permits, each project applicant shall submit a recycling plan to the City of Colton identifying the procedures by which construction and demolition would be salvaged and recycled to the maximum extent feasible. The plan shall include proof that a construction and demolition debris recycler is under contract to the applicant to perform this work.</p>	Prior to issuance of demolition permits	Applicant; Development Services Director or Designee	Recycling Plan	

