

APPENDIX A:
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
AESTHETICS				
<p>MM AES-1: 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.</p>	Project Applicant	Prior to issuance of grading permit	City of Colton Development Services Director or Designee	
<p>MM AES-2: 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.</p>	Project Applicant	After grading	City of Colton Development Services - Building & Safety Division	
<p>MM AES-3: 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.</p>	Project Applicant	Prior to issuance of building permit	City of Colton Development Services Director or Designee	
AIR QUALITY				
<p>MM AQ-1: 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> <ul style="list-style-type: none"> • Sweeping local streets regularly during construction; • Applying dust palliatives to areas that are not under active construction; • 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; 	Project Applicant; Construction Contractor	Ongoing during construction	City of Colton Development Services – Planning Division	

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<ul style="list-style-type: none"> Installing wind fencing around construction sites with signage that identifies who to call if dust is seen blowing from the site; and Any other measures that, at the time of approval of individual development projects, must be implemented on a project by project basis. 				
<p>MM AQ-2: The project applicant shall require that architectural coating products are used that do not exceed more than 5g/L VOC content.</p>	Project Applicant; Construction Contractor	Ongoing during construction	City of Colton Development Services – Building & Safety Division	
<p>MM AQ-3: 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.</p>	Project Applicant; Construction Contractor	Ongoing during construction	City of Colton Development Services – Building & Safety Division	
<p>MM AQ-4: All new development projects, or sites where significant redevelopment will occur shall be required to provide sidewalks along and within the property boundaries.</p>	Project Applicant; Construction Contractor	Ongoing during construction	City of Colton Development Services – Building & Safety Division	
<p>MM AQ-5: 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>	Project Applicant; Tenants	Ongoing during operation	City of Colton Development Services Director or Designee	
<p>MM AQ-7: All new development projects, or sites where significant redevelopment will occur shall require that any future commercial tenants restrict delivery truck idling on the project site.</p>	Project Applicant; Tenants	Ongoing during operation	City of Colton Development Services Director or Designee	
<p>MM AQ-8: 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.</p>	Project Applicant	Ongoing during operation	City of Colton	
<p>MM AQ-10: 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.</p>	Project Applicant; Construction Contractor	Ongoing during construction	City of Colton Development Services – Building & Safety Division	
<p>MM AQ-11: 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.</p>	Project Applicant; Construction Contractor	Ongoing during construction	City of Colton Development Services – Building & Safety Division	
<p>MM AQ-12: 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.</p>	Project Applicant; Construction Contractor	Ongoing during construction	City of Colton Development Services – Building & Safety Division	
<p>MM AQ-13: 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.</p>	Project Applicant; Construction Contractor	Ongoing during construction	City of Colton Development Services – Building & Safety Division	

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<p>MM AQ-14: 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>Project Applicant; Construction Contractor</p>	<p>Ongoing during construction</p>	<p>City of Colton Development Services – Building & Safety Division</p>	
<p>MM AQ-15: 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 of workforce housing near employment generators such as the ARMC.</p>	<p>Project Applicant; Construction Contractor</p>	<p>Ongoing during construction</p>	<p>City of Colton Development Services – Building & Safety Division</p>	
<p>MM AQ-16: 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.</p>	<p>Project Applicant;</p>	<p>Ongoing during construction</p>	<p>City of Colton Development Services – Building & Safety Division</p>	
<p>BIOLOGICAL RESOURCES</p>				
<p>MM BIO-13: The following measures shall be implemented for burrowing owls:</p> <ul style="list-style-type: none"> • 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. <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). On-site passive relocation shall be 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"> • 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 	<p>Construction Contractor; Biological monitor</p>	<p>Prior to construction start</p>	<p>City of Colton Development Services Director or Designee</p>	

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<p>no active nests are found, no further mitigation would be required. Results of the surveys shall be provided to the CDFW.</p>				
<p>MM BIO-14: The following measures shall be implemented for other avian species:</p> <ul style="list-style-type: none"> • Vegetation removal, clearing, and grading on development sites shall be performed outside of the avian breeding and nesting season (between February 1 and June 30), when feasible, to minimize the effects of these activities on breeding activities of migratory birds and other species. If clearing occurs during breeding season, a 30-day clearance survey for nesting birds shall be conducted. 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 CDFG. If nesting activity is present at any 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. • 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. 	<p>Construction Contractor; Biological monitor</p>	<p>Ongoing during construction</p>	<p>City of Colton Development Services Director or Designee</p>	
<p>CULTURAL RESOURCES</p>				
<p>MM CR-1: <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 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>Project Applicant</p>	<p>Satisfied through the preparation of the Addendum, and Project-specific Cultural Resources Assessment (Appendix C)</p>		

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<p>MM CR-2: Phase I Cultural Resources Study - 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 contacted 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>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. 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>Project Applicant</p>	<p>Satisfied through the preparation of the Addendum, and Project-specific Cultural Resources Assessment (Appendix C)</p>		

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<p>MM CR-4: In conjunction with the preparation of site-specific geotechnical reports for individual development projects, the applicant shall also have a site specific 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 palaeontologic sensitivity, a palaeontologic 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.</p> <p>If the assessment determines that the project area has low palaeontologic sensitivity, no program to mitigate adverse impacts to palaeontologic resources will be necessary. This measure shall be implemented to the satisfaction of the Development Services Director, who will be responsible for monitoring compliance.</p>	Project Applicant	Prior to construction start	City of Colton Development Services Director or Designee	
<p>MM CR-5: 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"> • 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 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 • Where the following conditions occur, the landowner or his authorized representative shall reburial 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"> ○ 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, 	Construction Contractor	Ongoing during construction	City of Colton Development Services Director or Designee	

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<ul style="list-style-type: none"> ○ The descendant identified fails to make a recommendation; or ○ 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. 				
GEOLOGY AND SOILS				
<p>MM GEO-1: 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 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>	Project Applicant	Satisfied through the preparation of the Addendum, and Geotechnical Engineering Report (Appendix D)	N/A	
GREENHOUSE GAS EMISSIONS				
See MMs AQ-1 through AQ-14 above.				
<p>MM GHG-1: 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. 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>	Project Applicant	During construction and operations	City of Colton Development Services Director or Designee	
HAZARDS AND HAZARDOUS MATERIALS				
<p>MM HAZ-1: 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 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>	Project Applicant	Satisfied through the preparation of the Addendum, and Phase I Environmental Site Assessment (ESA) (Appendix F)	N/A	

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MM HAZ-3: Prior to on-site 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.	Project Applicant	Satisfied through the preparation of the Addendum, and Phase I ESA (Appendix F)	N/A	
MM HAZ-5: 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.	Project Applicant	Prior to demolition activities	City of Colton Development Services Director or Designee	
MM HAZ-6: Prior to on-site 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.	Project Applicant	Prior to construction start	City of Colton Development Services Director or Designee	
MM HAZ-8: Prior to on-site development, all existing transformers, to be removed, shall be conducted by a licensed contractor or utility agency responsible for transformer maintenance.	Project Applicant	Prior to construction start	City of Colton Development Services Director or Designee	
MM HAZ-9: Prior to on-site 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.	Project Applicant	Prior to construction start	City of Colton Development Services Director or Designee	
MM HAZ-14: 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.	Project Applicant	Prior to issuance of occupancy permit	City of Colton Development Services; San Bernardino County Department of Environmental Health	
HYDROLOGY AND WATER QUALITY				
MM HWQ-1: 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. 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	Project Applicant	Prior to construction start	City of Colton Development Services Director or Designee	

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<p>requirements of the LMP are provided to and instituted by future project tenants following project completion.</p> <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"> • 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. • Encourage the use of organic fertilizers and mulching of landscaped areas to inhibit weed growth and reduce water demands. • Utilize native, perennial, drought-tolerant species of vegetation to minimize irrigation needs. 				
<p>MM HWQ-2: 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>	Project Applicant	Prior to construction start	City of Colton Development Services – Engineering Department	
LAND USE AND PLANNING				
<p>MM LU-1: 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 or 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.</p>	Project Applicant	Prior to construction start during Project design phase; provide Conditions of Approval to City of Rialto	City of Colton Development Services Director or Designee; City of Rialto	
NOISE				
<p>MM N-1: 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.</p>	Construction Contractor	During construction	City of Colton Development Services – Building & Safety Division	
<p>MM N-2: 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</p>	Construction Contractor	During construction	City of Colton Development Services – Building & Safety Division	

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<p>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 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> <p>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).</p> <p>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.</p> <p>c) All construction contractors shall use power construction equipment with state-of-the-art noise shielding and muffling devices.</p> <p>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.</p> <p>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.</p> <p>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.</p>				
<p>MM N-3: The use of vibratory equipment shall be avoided within 70 feet of existing vibration-sensitive land uses (residential, habitat, ARMC).</p>	Construction Contractor	During construction	City of Colton Development Services – Building & Safety Division	
<p>MM N-4: 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>	Construction Contractor	During construction	City of Colton Development Services – Building & Safety Division	
<p>MM N-5: 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</p>	Project Applicant	Prior to issuance of building permits	City of Colton Development Services Director or Designee	

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<p>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>MM N-6: 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 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>	<p>Construction Contractor</p>	<p>During construction</p>	<p>City of Colton Development Services – Building & Safety Division;</p>	
PUBLIC SERVICES				
<p>MM PS-1: 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"> • Relocate fire station 212 from its current location at 1511 North Rancho Avenue to a location within the CHCCSP project area ideally on Olive Street between Meridian Street and North Jackson Street; • Include a purpose-built EOC in the relocated fire station; and • Hire six firefighter paramedics to staff a paramedic squad daily with two personnel. 	<p>Project Applicant</p>	<p>Prior to construction during Project design phase</p>	<p>City of Colton Development Services Director or Designee; City of Colton Fire Department</p>	
<p>MM PS-2: 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.</p>	<p>Project Applicant</p>	<p>Prior to construction during Project design phase</p>	<p>City of Colton Development Services Director or Designee; City of Colton Fire Department</p>	

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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.				
MM PS-3: 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.	City of Colton; Project Applicant	Prior to construction start	City of Colton Development Services Director or Designee; Colton Police Department	
MM PS-4: 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.	City of Colton	Prior to construction start	City of Colton Development Services Director or Designee	
RECREATION				
See MM PS-4 above.				
TRANSPORTATION				
<p>MM TRANS-1: 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> <ol style="list-style-type: none"> a. Construct Pepper Avenue adjacent to the project from San Bernardino Avenue to the project’s south boundary at its ultimate half-section width as a Major Arterial including landscaping and parkway improvements in conjunction with development. 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. c. Construct San Bernardino Avenue adjacent to the project from the project’s west boundary to Meridian Street at its ultimate half-section 	Project Applicant; City of Colton	Prior to and during construction	City of Colton Public Works and Utility Services Department	

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>width as a Major Arterial including landscaping and parkway improvements in conjunction with development.</p> <p>d. Construct Valley Boulevard adjacent to the project from the project's west boundary to the project's east boundary at its ultimate half-section width as a Major Arterial including landscaping and parkway improvements in conjunction with development.</p> <p>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.</p> <p>f. On-site traffic signing and striping should be implemented in conjunction with detailed construction plans for the project.</p> <p>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, landscaping, and street improvement plans</p>				
<p>MM TRANS-3: 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 CHCCSP project area. This shall be accomplished through the City's Development Review process when projects are proposed along existing or future bus routes identified by Omnitrans.</p>	Project Applicant	Prior to construction, during development review	City of Colton Development Services Director or Designee; Omnitrans	
<p>MM TRANS-4: 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 impacts to bicycles as it actually would encourage greater bicycle usage.</p>	Project Applicant	Prior to construction	City of Colton Development Services Director or Designee	
<p>UTILITIES AND SERVICE SYSTEMS</p>				
<p>MM USS-1: 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>	Project Applicant	Prior to issuance of demolition permits	City of Colton Development Services Director or Designee	