

MITIGATION MONITORING AND REPORTING PROGRAM PHILADELPHIA STREET INDUSTRIAL DEVELOPMENT SITE AND EAST END ANNEXATION PROJECT

This Mitigation Monitoring and Reporting Program has been prepared for use in implementing mitigation for the:

**Philadelphia Street Industrial Development Site and East End Annexation Project
Prezone and Annexation (PL 20-0003), Site Approval (PL 20-0004), and Tentative Parcel Map No.
20174 (PL 20-0005)**

The program has been prepared in compliance with State law and the Mitigated Negative Declaration (MND) prepared for the project by the City of Chino (City).

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

The monitoring program contains the following elements:

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

This Mitigation Monitoring and Reporting Program includes mitigation identified in the MND.

MITIGATION MONITORING AND RESPONSIBILITIES

As the Lead Agency, the City is responsible for ensuring full compliance with the mitigation measures adopted for the proposed project. The City will monitor and report on all mitigation activities. Mitigation measures will be implemented at different stages of development throughout the project site. In this regard, the responsibilities for implementation have been assigned to the Applicant, Contractor, or a combination thereof. If, during the course of project implementation, any of the mitigation measures identified herein cannot be successfully implemented, the City shall be immediately informed, and the City will then inform any affected responsible agencies. The City, in conjunction with any affected responsible agencies, will then determine if modification to the project is required and/or whether alternative mitigation is appropriate.

STANDARD CONDITIONS

Standard Conditions are presented in instances where the proposed project would not create a significant impact but would be required to adhere to regulatory requirements in order to ensure impacts do not become significant. Standard Conditions outline compliance with various federal, State, and/or local acts, laws, rules, regulations, municipal codes, policies, etc.

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PHILADELPHIA STREET INDUSTRIAL DEVELOPMENT SITE AND EAST END ANNEXATION PROJECT

MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST

Project Name: Philadelphia Street Industrial Development Site and East End Annexation Project				Applicant: Golden Management Services, Inc.	
				Date: March 6, 2023	
Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
BIOLOGICAL RESOURCES					
MITIGATION MEASURE BIO-1: If demolition or ground disturbance is proposed during nesting bird season (February 15 to August 31), a pre-construction nesting survey shall be conducted by a qualified biologist (Project Biologist) within 72 hours prior to start of work pursuant to Sections 3503–3801 of the California Fish and Game Code. If the survey indicates nesting birds are present, an appropriate buffer to be established by the project Biologist shall be marked off around the nest(s), and no demolition or construction activity shall occur in that area during nesting activities. Demolition and/or construction may resume within the established buffer when the project Biologist determines the nest is no longer occupied and all juveniles have left the nest. This measure shall be implemented to the satisfaction of the City of Chino Development Services Director or designee.	City of Chino Director of Development Services, or designee.	Prior to issuance of grading permit, prior to the commencement of demolition and ground disturbance activities, and during construction.	Evidence to the City a qualified biologist is retained, the required pre-construction survey has been completed, and, if necessary, appropriate buffers are established and monitored until the nesting effort is finished.		Withhold grading permit or issuance of a stop work order.
CULTURAL RESOURCES					
MITIGATION MEASURE CUL-1: Prior to issuance of grading permits, the City of Chino (City) shall verify that the following note is included on all grading plans: “If archaeological resources are discovered during ground-disturbing activities, all activity within 100 feet of the discovery shall be halted, and the City shall be notified. Notification shall be made within 24 hours of any such discovery. If the resources are determined to be of pre-contact (i.e., Native American) origin, all Native American tribes who have expressed an interest in the project	City of Chino Director of Development Services, or designee.	Prior to issuance of grading permit.	Evidence to the City archaeological discovery note is included in the grading plans.		Withhold grading permit or issuance of a stop work order.

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through the Assembly Bill 52 process pursuant to California Public Resources Code Section 21080.3.2 (interested Native American Tribes) shall be contacted for input. The City shall, in good faith, consult with interested Native American Tribes for the remainder of the project. Construction personnel shall not collect or move any suspected archaeological materials or further disturb any soils within the 100-foot exclusionary buffer, but construction activity may continue on other portions of the project site. As deemed necessary by the City, a qualified archaeologist shall be retained to assess the nature and significance of the discovery. As determined by the qualified archaeologist and interested Native American Tribes should the discovery be determined not to be significant, the resource shall be recorded on a California Department of Parks and Recreation Form 523, and no further recovery effort shall be required. However, all subsequent ground-disturbing activities shall be monitored by an archaeologist and, if requested, by interested Native American Tribes at the discretion of the City. Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the project applicant and City for dissemination to interested Native American Tribes, as requested. In the event the discovery is determined to be significant pursuant to <i>CEQA Guidelines</i> Section 15064.5, Mitigation Measure CUL-2 shall apply.” This measure shall be implemented to the satisfaction of the City of Chino’s Development Services Director or designee.					

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MITIGATION MEASURE CUL-2: If a qualified archaeologist determines cultural resources identified on the project site are historical or unique archaeological resources pursuant to <i>CEQA Guidelines</i> Section 15064.5, contingency funding and a time allotment sufficient to allow for implementation of avoidance measures or appropriate data recovery must be provided. The archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to Native American tribal representatives (i.e., those who have expressed an interest in the project through the Assembly Bill 52 process pursuant to California Public Resources Code Section 21080.3.2) for review and comment. Ground-disturbing work may continue on other parts of the project site while historical [or unique archaeological] resource mitigation occurs. The project archaeologist, the project applicant, the City of Chino's Development Services Director or designee, and interested Native American tribal representatives shall confer regarding the appropriate disposition of the discovered resource(s). Disposition may include curation with a certified scientific or educational repository in accordance with current professional repository standards. However, if an agreement on the disposition of cultural resources cannot be reached, the resource(s) shall be reburied on the project site in an area not subject to further ground disturbance, with appropriate recordation on the California Department of Parks and Recreation 523 Forms. Work shall not resume within the 100-foot exclusionary buffer without City authorization, and all subsequent ground-disturbing activities shall be monitored at the discretion of the City.	City of Chino Director of Development Services, or designee.	During construction	Evidence to the City: 1) Monitoring and Treatment Plan provided to Native American tribal representatives; 2) project archaeologist, project applicant, City of Chino, and interested Native American tribal representatives confer regarding discovered resource(s); 3) Appropriate buffer areas have been established as applicable; 4) Appropriate recordation on California Department of Parks and Recreation 523 Forms; 5) Report of findings filed with the City, tribal representative, and South Central Coastal Information Center.		Issuance of a stop work order.

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All cultural resources, including the locations from which they are recovered and to which they may be reburied, shall remain confidential pursuant to the California Code of Regulations Section 15120(d). A final report containing the significance and treatment of findings shall be prepared by the project archaeologist and submitted to the City of Chino's Development Services Director or designee and interested Native American Tribe(s). This measure shall be implemented to the satisfaction of the City of Chino Development Services Director or designee.					
GEOLOGY AND SOILS					
MITIGATION MEASURE GEO-1: Prior to issuance of grading and/or building permits, the project applicant shall provide evidence to the City of Chino (City) for review and approval that proposed structures, features, and facilities have been designed and would be constructed in conformance with applicable provisions of the 2022 edition of the California Building Code (CBC) or the most current edition of the CBC in effect at the time the applicant's development application is deemed complete by the City. Additionally, the project applicant shall provide evidence to the City that the recommendations cited in the project-specific Geotechnical Investigation are incorporated into project plans and/or implemented as deemed appropriate by the City. Geotechnical recommendations include, but are not limited to, removal of existing vegetation, structural foundations, floor slabs, irrigation lines, utility lines, and any other surface and subsurface improvements that would not remain in place for use with the new development. Remedial earthwork, overexcavation, and ground improvement shall occur to depths specified in the Geotechnical Investigation to	Director of the City of Chino Building Department or designee.	Prior to issuance of grading and/or building permits and during construction.	Evidence to the City: 1) Design-level plans comply with California Building Code in effect at the time of development application submittal; 2) Recommendations in the design-level geotechnical/soils/geological report are incorporated as applicable.		Withhold grading and/or building permits and/or issuance of a stop work order.

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provide a sufficient layer of engineered fill or densified soil beneath the structural footings/foundations, as well as proper surface drainage devices. Retaining wall parameters shall be in accordance with the Geotechnical Investigation to protect against lateral spreading and landslides. Additionally, Type II cement according to the latest CBC specifications shall be utilized for the construction of building foundations and additional sulfate tests shall be performed at the completion of site grading to ensure that graded conditions are consistent with the recommendations specified in the Geotechnical Investigation to protect concrete, steel, and other metals from corrosive soils. Verification testing must be performed upon completion of ground improvements to confirm that the compressible soils have been sufficiently densified. The structural engineer must determine the ultimate thickness and reinforcement of the building floor slabs based on the imposed slab loading. As necessary, the City may require additional studies and/or engineering protocols to meet its requirements. This measure shall be implemented to the satisfaction of the City Director of Building or designee.					
MITIGATION MEASURE GEO-2: Prior to commencement of any grading activity on the Industrial Development Site, the applicant shall retain a paleontological monitor that would work under the direct supervision of a qualified paleontologist (defined as an individual with a B.S./B.A. in geology, or related discipline with an emphasis in paleontology and demonstrated competence in paleontological research, fieldwork, reporting, and curation). The qualified paleontologist shall attend the pre-construction meeting to discuss monitoring protocols. The paleontological	City of Chino Director of Development Services, or designee.	Prior to commencement of grading and during construction.	Evidence to the City: 1) Project proponent/developer retains a qualified paleontologist for monitoring; 2) Project proponent/developer		Withhold grading permit and/or issuance of a stop work order.

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monitor shall be present full-time during ground disturbance activity below five feet from the ground surface, including but not limited to grading, trenching, utilities, and off-site easements. If the qualified paleontologist determines that the sediments are not likely to produce fossil resources after excavation below five feet from the ground surface begins, monitoring efforts shall be reduced. If during such ground disturbance activities, a paleontological resource is discovered, the monitor shall temporarily halt or redirect grading efforts, and shall flag the area and notify the construction crew immediately. No further disturbance in the flagged area shall occur until the qualified paleontologist has cleared the area. In consultation with the qualified paleontologist, the monitor shall assess the nature and significance of the find. If the specimen is not significant, it shall be mapped, documented, removed, and the area cleared to allow grading to recommence in the area of the find. If the discovery is found to be significant, the qualified paleontologist shall notify the applicant and City immediately. In consultation with the applicant and the City, the qualified paleontologist shall develop a plan of mitigation which would likely include full-time monitoring, salvage excavation, scientific removal of the find, removal of sediment from around the specimen (in the laboratory), research to identify and categorize the find, curation of the find in a local qualified repository, and preparation of a report summarizing the find.			prepares a Paleontological Resource Mitigation Plan; 3) Adequate provisions are in place to protect or retrieve/record/evaluate paleontological resources; 4) Formal agreement between the project applicant and appropriate repository for fossils; 5) Submittal of required evaluation and report by a qualified paleontologist to the City.		

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HAZARDS AND HAZARDOUS MATERIALS					
MITIGATION MEASURE HAZ-1: An asbestos-containing materials (ACM) survey and lead-based materials (LBM) survey shall be completed for demolition of all structures constructed prior to 1978. A qualified California Occupational Safety and Health Administration (Cal/OSHA) Certified Site Surveillance Technician shall conduct the ACM survey. A qualified California Department of Public Health Lead Inspector Assessor shall conduct the LBM survey. If the ACM survey reveals no detectable asbestos levels pursuant to Title 8, CCR Section 1529, no further ACM survey or remedial work is required. If the LBM survey reveals no detectable lead levels pursuant to Code of Federal Regulations Chapter 29, Section 1926.62 and Title 8, California Code of Regulations Section 1532.1, no further LBM survey or remedial work is required. However, if a detectable level of asbestos is identified within structures proposed for demolition, Mitigation Measure HAZ-2 shall apply. Furthermore, if a detectable level of lead is identified within structures proposed for demolition, Mitigation Measure HAZ-3 shall apply. This measure shall be implemented to the satisfaction of the City of Chino Development Services Director or designee, and/or Building Division, or designee.	City of Chino Director of Development Services, or designee.	Prior to issuance of demolition permit.	Evidence to the City a asbestos-containing materials (ACM) survey and lead-based materials (LBM) survey is completed.		Withhold demolition permit.
MITIGATION MEASURE HAZ-2: Prior to the demolition of any structure identified to contain ACM, the project applicant shall retain a Certified Asbestos Consultant to abate ACM from the demolition site. An Asbestos Notification shall be prepared and submitted to the South Coast Air Quality Management District (SCAQMD) for approval before any asbestos abatement may commence. The Certified Asbestos Consultant shall provide a construction and demolition plan	City of Chino Director of Development Services, or designee.	Prior to issuance of demolition permit.	Evidence to the City a Certified Asbestos Consultant is retained, Asbestos Notification submitted to SCAQMD, construction and demolition plan with disposal tickets and SCAQMD air		Withhold demolition permit.

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with disposal tickets from a San Bernardino County Department of Public Works-Solid Waste Management Division-approved disposal facility and SCAQMD air clearances prior to final inspection, and an asbestos report shall be provided to the City prior to the issuance of a demolition permit. This measure shall be implemented to the satisfaction of the City of Chino Development Services Director or designee, and/or Building Division, or designee.			clearances, and asbestos report is provided to the City.		
MITIGATION MEASURE HAZ-3: Prior to the demolition of any structure identified to contain LBM, the project applicant shall retain a California Department of Public Health Lead Inspector Assessor to abate LBM from the demolition site. The Lead Inspector Assessor shall provide a construction and demolition plan with disposal tickets from a San Bernardino County Department of Public Works-Solid Waste Management Division-approved disposal facility and South Coast Air Quality Management District air clearances prior to final inspection, and a lead report shall be provided to the City prior to the issuance of a demolition permit. This measure shall be implemented to the satisfaction of the City of Chino Development Services Director or designee, and/or Building Division, or designee.	City of Chino Director of Development Services, or designee.	Prior to issuance of demolition permit.	Evidence to the City a California Department of Public Health Lead Inspector Assessor is retained, construction and demolition plan with disposal tickets and SCAQMD air clearances, and lead report is provided to the City.		Withhold demolition permit.
NOISE AND VIBRATION					
MITIGATION MEASURE NOI-1: Prior to issuance of demolition and grading permits, the construction contractor shall erect a minimum 6-foot-high temporary construction barrier along the eastern and southeastern project construction boundaries, a minimum 8-foot-high temporary construction barrier along the southern construction boundary, and a minimum 14-foot-high temporary construction barrier along the western project construction	City of Chino Director of Development Services, or designee.	Prior to issuance of demolition and grading permits.	Evidence to the City of construction of appropriate construction barriers for noise attenuation.		Withhold demolition and/or grading permit.

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boundary where there are existing residences to reduce construction noise levels. The barriers shall be continuous with no gaps or holes and may be any material that has a minimum Sound Transmission Class (STC) rating of 28. Additionally, the construction contractor shall limit construction activities to between the hours of 7:00 a.m. and 7:00 p.m. Monday through Saturday. Construction activities shall be prohibited outside of these hours or anytime on Sundays and federal holidays. The construction contractor shall equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment and also ensure that trucks and equipment are running only when necessary. Only "Quiet" air compressors and similar equipment shall be utilized, where available. Finally, the construction contractor shall locate stationary noise-generating equipment as far as possible from off-site residential properties. This measure shall be implemented to the satisfaction of the City of Chino Director of Development Services, or designee					
MITIGATION MEASURE NOI-2: Prior to issuance of a grading permit, the construction contractor shall provide evidence to the City of Chino that heavy construction equipment (e.g., large bulldozers and loaded trucks) shall be prohibited from operating within 15 feet of the residential structures located on the property (APN 1013-521-05) adjacent to the west-southwest of the Industrial Development Site. Notes shall be included in the grading plans and temporary on-site signage in the immediate proximity of the southwest portion of the Industrial Development Site shall be erected notifying construction personnel of the prohibition. The temporary	City of Chino Director of Development Services, or designee.	Prior to issuance of grading permit.	Evidence to the City of a note in the grading plans and erection of temporary on-site signage in the immediate proximity of the southwest portion of the Industrial Development Site notifying construction personnel of large bulldozer/loaded truck prohibition.		Withhold grading permit.

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signage shall clearly indicate large bulldozers and loaded trucks are prohibited from operating within 15 feet of the residential structures located on the property (APN 1013-521-05) adjacent to the west-southwest of the Industrial Development Site, the standard language of which shall be determined through coordination between the construction site contractor, the project applicant, and the City of Chino Director of Development Services or designee. This measure shall be implemented to the satisfaction of the City of Chino Director of Development Services, or designee.					
TRIBAL CULTURAL RESOURCES					
MITIGATION MEASURE TCR-1: A. The project applicant/lead agency shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any “ground-disturbing activity” for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). “Ground-disturbing activity” shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching. B. A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.	City of Chino director of development services, or designee.	Prior to issuance of grading permit and during construction.	Evidence to the City: 1) A Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation is retained; 2) Copy of the executed monitoring agreement submitted to City; 3) Daily monitoring logs submitted to City; 4) Appropriate buffers established as appropriate.		Withhold grading permit and/or issuance of a stop work order.

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C. The monitor would complete daily monitoring logs that would provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs would identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or "TCR"), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs would be provided to the project applicant/lead agency upon written request to the Tribe. D. On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Kizh from a designated point of contact for the project applicant/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Kizh to the project applicant/lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Kizh TCRs. E. Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Kizh monitor and/or Kizh archaeologist. The Kizh would recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe's sole discretion, and					

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for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes.					
MITIGATION MEASURE TCR-2: A. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute. B. If Native American human remains and/or grave goods discovered or recognized on the project site, then all construction activities shall immediately cease. Health and Safety Code Section 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and all ground-disturbing activities shall immediately halt and shall remain halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe they are Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission, and Public Resources Code Section 5097.98 shall be followed. C. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2). D. Construction activities may resume in other parts of the project site at a minimum of 200 feet away from discovered human remains and/or burial goods, if the Kizh determines in its sole discretion that resuming construction activities at that distance is acceptable and provides the project manager express consent of that determination (along with any other	City of Chino director of development services, or designee.	During construction.	Evidence to the City: 1) Appropriate buffer areas have been established as applicable; 2) Coordinate with Native American Heritage Commission, Most Likely Descendent, and County Coroner as necessary.		Issuance of a stop work order.

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mitigation measures the Kizh monitor and/or archaeologist deems necessary). (CEQA Guidelines Section 15064.5(f).) E. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods. Any historic archaeological material that is not Native American in origin (non-TCR) shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, it shall be offered to a local school or historical society in the area for educational purposes. F. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.					
MITIGATION MEASURE TCR-3: A. As the Most Likely Descendant ("MLD"), the Koo-nas-gna Burial Policy shall be implemented. To the Tribe, the term "human remains" encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the preparation of the soil for burial, the burial of funerary objects with the deceased, and the ceremonial burning of human remains. B. If the discovery of human remains includes four or more burials, the discovery location shall be treated as a cemetery and a separate treatment plan shall be created. C. The prepared soil and cremation soils are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at	City of Chino director of development services, or designee.	During construction.	Evidence to the City: 1) Appropriate buffer areas have been established as applicable; 2) Coordinate with Native American Heritage Commission, Most Likely Descendent, and County Coroner as necessary. 3) Submittal of Data Recovery Report to the Native American Tribe.		Issuance of a stop work order.

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the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects. Cremations would either be removed in bulk or by means as necessary to ensure complete recovery of all sacred materials. D. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains would be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe would make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials would be removed. E. In the event preservation in place is not possible despite good faith efforts by the project applicant/developer and/or landowner, before ground-disturbing activities may resume on the project site, the landowner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects. F. Each occurrence of human remains and associated funerary objects would be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony would be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location agreed upon between the Tribe and the landowner					

MITIGATION MONITORING AND REPORTING PROGRAM

PHILADELPHIA STREET INDUSTRIAL DEVELOPMENT SITE AND EAST END ANNEXATION PROJECT

Project Name: Philadelphia Street Industrial Development Site and East End Annexation Project

Applicant: Golden Management Services, Inc.

Date: March 6, 2023

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered. G. The Tribe would work closely with the project's qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be prepared and shall include (at a minimum) detailed descriptive notes and sketches. All data recovery data recovery-related forms of documentation shall be approved in advance by the Tribe. If any data recovery is performed, once complete, a final report shall be submitted to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive and/or destructive diagnostics on human remains.					

MITIGATION MONITORING AND REPORTING PROGRAM

PHILADELPHIA STREET INDUSTRIAL DEVELOPMENT SITE AND EAST END ANNEXATION PROJECT

STANDARD CONDITIONS

Project Name: Philadelphia Street Industrial Development Site and East End Annexation Project

Applicant: Golden Management Services, Inc.

Date: March 8, 2023

Standard Condition / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
HYDROLOGY AND WATER QUALITY					
STANDARD CONDITION HYD-1: Prior to commencement of construction activities, the Applicant shall obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Construction General Permit), (Santa Ana Regional Water Quality Control Board Order Number R8-2010-0033, National Pollutant Discharge Elimination System Permit No. CAS618033, as amended), or any other subsequent permit. This shall include submission of Permit Registration Documents, including permit application fees, a Notice of Intent, a risk assessment, a site plan, a Storm Water Pollution Prevention Plan (SWPPP), a signed certification statement, and any other compliance-related documents required by the permit, to the State Water Resources Control Board via the Stormwater Multiple Application and Report Tracking System (SMARTS). Construction activities shall not commence until a Waste Discharge Identification Number is obtained for the proposed project from the SMARTS and provided to the City of Chino Engineer/Public Works Director, or designee, to demonstrate that coverage under the Construction General Permit has been obtained. The Final SWPPP shall be prepared by a qualified SWPPP Developer in accordance with the requirements of the Construction General Permit. Requirements include Best	Director of the City of Chino Public Works Department, or designee.	Prior to construction.	Evidence to the City a Waste Discharge Identification Number (WDID) is obtained for the project from the SMARTS.		Withhold grading permit and/or issuance of a stop work order.

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Management Practices (BMPs) for erosion and sediment control, site management/housekeeping/ waste management, management of non-storm water discharges, run-on and runoff controls, and BMP inspection/maintenance/ repair activities. BMP implementation shall be consistent with the BMP requirements in the most recent version of the California Stormwater Quality Association's <i>Stormwater Best Management Handbook-Construction</i>. The Final SWPPP shall include a construction site monitoring program that identifies requirements for dry weather visual observations of pollutants at all discharge locations and, as appropriate (depending on the Risk Level), sampling of the site effluent and receiving waters. A Qualified SWPPP Practitioner shall be responsible for implementing the BMPs at the site and performing all required monitoring and inspection/maintenance/repair activities.					
STANDARD CONDITION HYD-2: The project applicant shall comply with the Santa Ana Regional Water Quality Control Board Storm Water permit requirements, including the Chapter 13.25 (Stormwater Drainage System Regulations) of the Chino Municipal Code. The project applicant shall prepare and implement a Final Water Quality Management Plan (FWQMP) for the project. The FWQMP shall include submission to the State Water Resources Control Board via the Stormwater Multiple Application and Report Tracking System (SMARTS). Construction activities shall not commence until a Waste Discharge Identification Number is obtained for the proposed project from the SMARTS and	Director of the City of Chino Public Works Department, or designee	Prior to the issuance of building permit.	Submittal to City of a Final Water Quality Management Plan (Final WQMP), and a Waste Discharge Identification Number (WDID) is obtained for the project from the SMARTS.		Withhold building permit.

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provided to the City of Chino Engineer/Public Works Director, or designee, to demonstrate that coverage under the Construction General Permit has been obtained. The FWQMP would act as the overall program document designed to provide measures to mitigate potential water quality impacts associated with the operation of the proposed project. At a minimum, the FWQMP for the project shall include: • An inventory and accounting of existing and proposed impervious areas. • Low Impact Development (LID) design details incorporated into the project. Specific LID design may include, but is not limited to using pervious pavements and green roofs, dispersing runoff to landscaped areas, and/or routing runoff to the storm water detention/retention chamber system that would be developed on site as part of the project design. • Measures to address potential storm water contaminants. These may include measures to cover or control potential sources of storm water pollutants at the project site. A Final Storm Water Facility Operation and Maintenance Plan for the project site, which shall include periodic inspection and maintenance of the storm water drainage system. Persons responsible for performing and funding the requirements of this plan shall be identified. This plan must be finalized prior to issuance of building permits for the project.					

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TRANSPORTATION					
STANDARD CONDITION T-1: The project applicant shall pay the fair-share amount of 0.33 percent as identified in the Traffic Study for the project to install a four-way traffic signal, design for a two-phase operation, and stripe crosswalks on all legs at the East End Avenue and Walnut Avenue intersection. The specific design shall be approved by the City Engineer in the final engineering phase.	City Engineer.	Prior to issuance of occupancy permit.	Evidence to City of payment of 0.33 percent fair share for a four-way traffic signal, design for a two-phase operation, and stripe crosswalks on all legs at the East End Avenue and Walnut Avenue intersection.		Withhold occupancy permit.
STANDARD CONDITION T-2: The project applicant shall pay the fair-share amount of 0.54 percent as identified in the Traffic Study for the project to install a four-way traffic signal, design for a two-phase operation, and stripe crosswalks on all legs at the East End Avenue and Francis Avenue intersection. The specific design shall be approved by the City Engineer in the final engineering phase.	City Engineer.	Prior to issuance of occupancy permit.	Evidence to City of payment of 0.54 percent fair share for a four-way traffic signal, design for a two-phase operation, and stripe crosswalks on all legs at the East End Avenue and Francis Avenue intersection.		Withhold occupancy permit.