

**14892 CORPORATE CENTER AVENUE/EUCALYPTUS BUSINESS PARK SPECIFIC PLAN ADDENDUM  
MITIGATION MONITORING PROGRAM**

**Terms and Definitions:**

1. **Property Owner/Developer** – BCT Dev. Acquisition Co., LLC
2. **Environmental Equivalent/Timing** – Any Mitigation Measure and timing thereof, subject to the approval of the City of Chino, which will have the same or superior result and will have the same or superior effect on the environment. The Development Services Department, in conjunction with any appropriate agencies or City departments, shall determine the adequacy of any proposed “environmental equivalent/timing” and, if determined necessary, may refer said determination to the Planning Commission. Any costs associated with information required in order to make a determination of environmental equivalency/timing shall be borne by the property owner/developer. Staff time for reviews will be charged on a time and materials basis at the rate in the City’s adopted fee schedule.
3. **Timing** – This is the point where a mitigation measure must be monitored for compliance. In the case where multiple action items are indicated, it is the first point where compliance associated with the mitigation measure must be monitored. Once the initial action item has been complied with, no additional monitoring pursuant to the Mitigation Monitoring Program will occur because routine City practices and procedures will ensure that the intent of the measure has been complied with. For example, if the timing is “to be shown on approved building plans” subsequent to issuance of the building permit consistent with the approved plans will be final building and zoning inspections pursuant to the building permit to ensure compliance.
4. **Responsibility for Monitoring** – Shall mean that compliance with the subject mitigation measure(s) shall be reviewed and determined adequate by all departments listed for each mitigation measure.
5. **Ongoing Mitigation Measures** – The mitigation measures that are designated to occur on an ongoing basis as part of this mitigation monitoring program will be monitored in the form of an annual letter from the property owner/developer in January of each year stating how compliance with the subject measures(s) has been achieved. When compliance with a measure has been demonstrated for a period of one year, monitoring of the measure will be deemed to be satisfied and no further monitoring will occur. For measures that are to be monitored “Ongoing During Construction,” the annual letter will review those measures only while construction is occurring. Monitoring will be discontinued after construction is completed.
6. **Building Permit** – For purposes of this mitigation monitoring program, a building permit shall be defined as any permit issued for construction of a new building or structural expansion or modification of any existing building but shall not include any permits required for interior tenant improvements or minor additions to an existing structure or building.

The following mitigation measures from the Certified Eucalyptus Business Park Specific Plan EIR are applicable to the Proposed Project to address environmental impacts. Where appropriate, italicized parentheticals are used to provide additional information and clarification regarding the implementation of a particular measure’s requirements or the reason the measure is no longer applicable.

| Timing             | Mitigation Measure  | Responsible for Monitoring | Completion |
|--------------------|---|----------------------------|------------|
| <b>AIR QUALITY</b> |   |                            |            |
| N/A                | <p><b>MM AQ-1</b> The City will include a standard condition on all grading plans and map approvals regarding dust control. This condition will help include but is not limited to regularly watering uncovered soil at least twice a day (late morning and after work) to form a crust on the surface, by paving dirt streets and roads, and by implementing other dust prevention measures outlined in the Air Quality Management District Rule Number 403.</p> <p><i>(This measure is superseded by regulatory compliance with SCAQMD Rule 403, which establishes watering and dust-prevention measures and standards. No further action or reporting is required pursuant to this measure.)</i></p>                         | N/A                        |            |
| N/A                | <p><b>MM AQ-2</b> Employers must meet the requirements of the Transportation Demand Management (TDM) Program contained in the Specific Plan. The TDM Program encourages alternative transportation such as bicycling or busses, and aims at reducing employee home-to-work mileage by offering incentives for carpooling, ride sharing, and other measures.</p> <p><i>(This measure does not apply to the Proposed Project as the Proposed Project does not include any employee-producing uses on site as it is a residential project compared to the previously approved project which was designated for Office Commercial and Auto Mall uses. No further action or reporting is required pursuant to this measure.)</i></p> | N/A                        |            |
| N/A                | <p><b>MM AQ-3</b> Bus stops will be provided at locations approved by Omnitrans so as to be convenient employees of the site, and shall encourage the extension of bus service into the interior of the project site as it is developed.</p> <p><i>(This measure does not apply to the Proposed Project as the Proposed Project does not include any employee-producing uses on site as it is a residential project compared to the previously approved project which was designated for Office Commercial and Auto Mall uses. No further action or reporting is required pursuant to this measure.)</i></p>  | N/A                        |            |
| N/A                | <p><b>MM AQ-4</b> Bicycle racks or similar facilities shall be provided as per the TDM Program to encourage the use of bicycles.</p> <p><i>(These improvements have been incorporated into the project design, see Section 3.2, Project Description and Figure 3, Site Plan. No further action or reporting is required pursuant to this measure.)</i></p>  | N/A                        |            |
| N/A                | <p><b>MM AQ-5</b> Sidewalks and street lights shall be installed and maintained to encourage pedestrian travel within the site.</p> <p><i>(These improvements have been incorporated into the project design, see Section 3.2, Project Description and Figure 4, Conceptual Landscape Plan and Figure 5, Pedestrian Access Plan. No further action or reporting is required pursuant to this measure.)</i></p>  | N/A                        |            |

| Timing                      | Mitigation Measure   | Responsible for Monitoring | Completion |
|-----------------------------|--|----------------------------|------------|
| N/A                         | <p><b>MM AQ-6</b> Mitigation measures aimed at towards reducing the consumption of utility services, and thus minimizing pollution emissions from stationary sources, are included In the Utilities section of this document.</p> <p><i>(This mitigation measure is superseded by regulatory compliance with SCAQMD's rules and regulations, including stationary and mobile source control measures set forth in the adopted Air Quality Management Plan. No further action or reporting is required pursuant to this measure.)</i></p>   | N/A                        |            |
| <b>BIOLOGICAL RESOURCES</b> |  |                            |            |
| N/A                         | <p><b>MM BIO-1</b> Implementation of the Landscape Concept Plan of the specific plan will help reduce potential impacts to raptors, new developments will install native or local species of trees to provide future raptor perches. Landscaping materials will eventually support wildlife, primarily songbirds, or other opportunistic species that can tolerate proximity to human activity.</p> <p><i>(An updated landscape plan has been prepared for the Proposed Project. Additionally, these improvements have been incorporated into the project design, see Section 3.2, Project Description and Figure 4, Conceptual Landscape Plan. No further action or reporting is required pursuant to this measure.)</i></p>  | N/A                        |            |
| N/A                         | <p><b>MM BIO-2</b> The design of the two flood control channels will include biological easements to help prevent impacts to the Burrowing Owls and other raptors onsite. A combination flood control/biological consideration easement will be set aside along the San Antonio Channel (See Figure 16). Provision of the easements will not directly affect the channel. This area will be bermed to provide additional flood control capacity and to help protect the habitat of the Burrowing Owl. The biological consultant has indicated that this proposed plan will provide adequate mitigation for the Burrowing Owl. This conservation easement area will be approved by the County Flood Control District and the California Department of Fish and Game prior to the issuance of any occupancy permits.</p> <p><i>(The biological easement is not within the boundaries of the Project Site. This measure does not apply to the Proposed Project. No further action or reporting is required pursuant to this measure.)</i></p> | N/A                        |            |

| Timing                               | Mitigation Measure   | Responsible for Monitoring                    | Completion |
|--------------------------------------|--|---|------------|
| Prior to issuance of grading permit  | <b>MM BIO-3</b> Affected future developers shall retain a qualified biologist to help plan and monitor construction in or near the flood control/biological easement land. <del>The biologist will submit a report on the easement areas each year for three (3) years to the City Planning Department on the status of the Burrowing Owls.</del> Prior to issuance of grading permit, the applicant shall submit a protocol Burrowing Owl Survey to the City Planning Department. If burrowing owls or their sign is found on the project site, then consultation with CDFW must be initiated as per the 2012 Staff Report on Burrowing Owl Mitigation. The project must adhere to any mitigation methods set forth by CDFW. If no burrowing owls or burrowing owl sign is found during the surveys, then a burrowing owl clearance survey shall be conducted before any ground-disturbing activities in accordance with the California Department of Fish and Wildlife 2012 Staff Report on Burrowing Owl Mitigation. <i>[This mitigation measure has been revised to reflect adoption of the California Department of Fish and Wildlife 2012 Staff Report on Burrowing Owl Mitigation, which occurred after certification of the original EIR. The mitigation measure, as revised, is a minor technical change, is more effective than the original mitigation measure and does not result in any new significant impacts. Therefore, this change does not result in any of the conditions set forth in CEQA Guidelines Section 15162.]</i> | Project Applicant and Qualified Biologist     |            |
| N/A                                  | <b>MM BIO-4</b> Affected future developers will negotiate with the Edison Company to provide a portion of the power corridor to be used as a conservation easement. This easement will allow the land to remain undeveloped and continue to provide forage for plants and animals that in turn support the wildlife along the flood control channels (including the Burrowing Owl and other raptors).<br><br><i>(The Southern California Edison Easement is not within the boundaries of the Project Site. This measure does not apply to the Proposed Project. No further action or reporting is required pursuant to this measure.)</i>  | N/A   |            |
| <b>GEOLOGY AND SOILS</b>             |  |   |            |
| N/A                                  | <b>MM GEO-1</b> Future developments shall acquire a Department of Army permit if the San Antonio Channel is affected by the particular project.<br><br><i>(The San Antonio Channel is not within the boundaries of the Project Site. This measure does not apply to the Proposed Project. No further action or reporting is required pursuant to this measure.)</i>  | N/A   |            |
| Prior to issuance of grading permit  | <b>MM GEO-2</b> Applicants for individual development projects shall prepare geotechnical reports to the City of Chino to determine the appropriate design of buildings, footings, foundations, etc., prior to issuance of a grading permit.   | Development Services Director & City Engineer |            |
| Prior to issuance of building permit | <b>MM GEO-3</b> All building plans shall be prepared and stamped by a qualified engineer to assure that new buildings will be constructed in conformance with the Uniform Building Code, specifically those standards pertaining to earthquake damage reduction.   | Development Services Director & City Engineer |            |
| Prior to issuance of building permit | <b>MM GEO-4</b> If determined necessary by the City, the applicant shall submit an analysis of potential seismic effects onsite, including estimated values of peak ground motion, in accordance with accepted engineering standards.  | Development Services Director & City Engineer |            |

| Timing  | Mitigation Measure  | Responsible for Monitoring                       | Completion |
|---|---|--|------------|
| Prior to issuance of grading permit                         | <b>MM GEO-5</b> In order to fully evaluate potential liquefaction hazard, as well as the possibility of seismicity induced settlement and ground lurching, applicants for individual development projects shall precisely locate the water table and collect soil samples so that the potential for seismic settling can be taken into account in project design, prior to issuance of grading permit. In addition, a Standard Penetration Test sampling of potentially liquefiable soils will also be conducted.   | Development Services<br>Director & City Engineer |            |
| Prior to issuance of grading permit                         | <b>MM GEO-6</b> The project engineers for individual projects within the specific plan area shall prepare grading plans to determine the cut and fill ratio required to minimize the amount of imported or exported soil needed.  | Development Services<br>Director & City Engineer |            |
| Prior to issuance of grading permit                         | <b>MM GEO-7</b> The nature and extent of suitable onsite alluvial materials shall be further examined as part of future geotechnical investigations for individual projects prior to issuance of grading permits.   | Development Services<br>Director & City Engineer |            |
| Prior to issuance of grading permit and during construction | <b>MM GEO-8</b> To mitigate the potential settlement of compressible soils, these materials shall either be removed prior to fill placement or compacted in place.  | Development Services<br>Director & City Engineer |            |
| Prior to issuance of grading permit and during construction | <b>MM GEO-9</b> Individual project applicants and their contractors shall comply with all applicable provisions of the City's construction standards and guidelines.  | Development Services<br>Director & City Engineer |            |
| Prior to issuance of grading permit                         | <b>MM GEO-10</b> Future developments shall prepare foundation studies to determine if their particular project is located on soils characterized with sufficient bearing strength.  | Development Services<br>Director & City Engineer |            |
| During construction   | <b>MM GEO-11</b> Individual project applicants shall, to the satisfaction of the City, implement measures to minimize project erosion during the construction phase. Erosion control measures include, but are not limited to the following: <ul style="list-style-type: none"> <li>Place sandbags around the perimeter of the site prior to initial grading if grading is to be undertaken during the rainy season.</li> <li>Minimize the length of time soils lay exposed.</li> <li>Water down all exposed soils periodically.</li> <li>Revegetate grading areas under the direction of a licensed landscape architect.</li> </ul>  | Development Services<br>Director & City Engineer |            |
| <b>HAZARDS AND HAZARDOUS MATERIALS</b>                      |   |  |            |
| N/A   | <b>MM HAZ-1</b> Prior to issuance of a business license, individual businesses, with the exception of office uses, shall provide the Chino Rural Fire Protection District with an inventory of all hazardous materials and substances used at the site, a description of where and how each is stored, and how each business will react in a fire. This inventory shall be updated every three (3) months.<br><br><i>(This measure does not apply to the Proposed Project as the Proposed Project does not include or proposed any businesses on site as it is a residential project compared to the previously approved project which was designated for Office Commercial and Auto Mall uses. No further action or reporting is required pursuant to this measure.)</i> | N/A  |            |

| Timing          | Mitigation Measure  | Responsible for Monitoring | Completion |
|-----------------|---|----------------------------|------------|
| N/A             | <p><b>MM HAZ-2</b> Prior to issuance of a business license, individual businesses, with the exception of office uses, shall submit for the review and approval by the City Planning and Engineering Divisions and the Chino Rural Fire Protection District, a Hazardous Materials and Waste Management Plan. The plan shall provide for the use of the best available technology within the production process. The plan shall also describe proposed methods for source reduction, treatment, handling, transportation, and disposal of potential hazardous substances, including emergency response and employee training procedures. Businesses shall submit another Hazardous Materials and Waste Management Plan if and when other materials are handled in the future.</p> <p><i>(This measure does not apply to the Proposed Project as the Proposed Project does not include or proposed any businesses on site as it is a residential project compared to the previously approved project which was designated for Office Commercial and Auto Mall uses. No further action or reporting is required pursuant to this measure.)</i></p> | N/A                        |            |
| N/A             | <p><b>MM HAZ-3</b> Placards and other appropriate signage shall be maintained in oil uses indicating the storage location of any hazardous substance.</p> <p><i>(This measure is superseded by regulatory compliance. Adherence to existing hazardous materials regulations would ensure compliance with existing safety standards related to hazardous materials, and the safety procedures mandated by applicable federal, state, and local laws and regulations (RCRA, California Hazardous Waste Control Law, and principles prescribed by the California Department of Health Services, Centers for Disease Control and Prevention, and National Institutes of Health. Additionally, the Proposed Project does contain any oil uses on site. No further action or reporting is required pursuant to this measure.)</i></p>   | N/A                        |            |
| <b>LAND USE</b> |   |                            |            |
| N/A             | <p><b>MM LU-1</b> Buildout of the project shall be phased so as to ensure the orderly transition of land out of dairy use by permitting existing agricultural land uses to remain as desired by the owners.</p> <p><i>(The Project Site does not currently contain any dairy or agricultural uses. It is currently vacant. This measure no longer applies. No further action or reporting is required pursuant to this measure.)</i></p>  | N/A                        |            |

| Timing                 | Mitigation Measure   | Responsible for Monitoring | Completion |
|------------------------|--|----------------------------|------------|
| N/A                    | <p><b>MM LU-2</b> All future project designs shall be required to conform with design and construction standards set forth in the Eucalyptus Business Park Specific Plan, Chino General Plan, Zoning Ordinance and all applicable regulatory mechanisms.</p> <p><i>(This measure is superseded by regulatory compliance. Compliance with the Eucalyptus Business Park Specific Plan, the Chino General Plan, the City Zoning Ordinance, and other applicable regulatory mechanisms is a mandatory condition of project approval. All future project designs are already subject to these requirements through the City's standard planning, zoning, and building permit processes. No further action or reporting is required pursuant to this measure.)</i></p>   | N/A                        |            |
| N/A                    | <p><b>MM LU-3</b> The City will coordinate with Omnitrans regarding transit service to the project area, this including possible provision of a private shuttle service.</p> <p><i>(This mitigation measure has been satisfied. Omnitrans local bus Route 88 currently operates at the closest bus stop (approximately 1.5 miles) from the Project Site, at the intersection of Pipeline Avenue/Edison Avenue. No further action or reporting is required pursuant to this measure.)</i></p>   | N/A                        |            |
| N/A                    | <p><b>MM LU-4</b> For specific mitigation measures related to issues such as grading biological resources, transportation, public services and utilities, etc., refer to appropriate sections in this EIR.</p> <p><i>(This mitigation measure does not contain any specific mitigation but instead refers to other mitigation measures and their respective sections. Please refer to the respective sections to see their applicability or lack thereof. No further action or reporting is required pursuant to this measure.)</i></p>  | N/A                        |            |
| <b>PUBLIC SERVICES</b> |  |                            |            |
| <b>Fire Protection</b> |  |                            |            |
| N/A                    | <p><b>MM PS-1</b> All future developments shall be reviewed and approved by the City Development Review Committee. The committee shall determine specific impacts of each development. At a minimum, the committee shall consider projected increase in fire flow; determine the location, type, and quantity of onsite fire hydrants; determine the appropriate location of fire lanes and access ways; and determine the width of access ways. The committee shall also recommend mitigation measures regarding required improvements. These mitigation measures shall be considered as conditions of approval for project entitlements.</p> <p><i>(This mitigation measure is superseded by regulatory compliance as review of all future developments by the City's Development Review Committee — including fire flow analysis, hydrant placement, emergency access, and related mitigation recommendations — is already a standard part of the project entitlement and permitting process. These elements are also governed by applicable provisions of the California Fire Code and the City of Chino's Municipal Code and development standards. No further action or reporting is required pursuant to this measure.)</i></p> | N/A                        |            |

| Timing                   | Mitigation Measure   | Responsible for Monitoring | Completion |
|--------------------------|--|----------------------------|------------|
| N/A                      | <p><b>MM PS-2</b> Developers of individual projects shall pay appropriate County and City fees to help offset costs of construction of new facilities which will serve the site. If required by the Fire Marshall, fees would also be assessed for purchase of a fire truck with hook and ladder capabilities.</p> <p><i>(This mitigation measure is superseded by regulatory compliance as developers are required by law to pay applicable City and County development impact fees, including fees for fire protection facilities and equipment as determined necessary by the Fire Marshal. These fees are collected during the entitlement or building permit process and are codified in local ordinances and fee schedules. No further action or reporting is required pursuant to this measure.)</i></p>  | N/A                        |            |
| N/A                      | <p><b>MM PS-3</b> Developers of structures 7,500 s.f. or larger shall provide for fire safety sprinkler systems in accordance with the City's Sprinkler Ordinance.</p> <p><i>(This mitigation measure is superseded by regulatory compliance, specifically compliance with Section 15.04.050, Section 903.2 Amended, Automatic Sprinkler Systems. No further action or reporting is required pursuant to this measure.)</i></p>  | N/A                        |            |
| N/A                      | <p><b>MM PS-4</b> All water mains and hydrants shall be constructed in accordance with all applicable City standards and guidelines.</p> <p><i>(This mitigation measure is superseded by regulatory compliance as the design and construction of all water mains and hydrants are already subject to mandatory compliance with applicable City standards and guidelines. These requirements are enforced through the City's engineering plan check, permitting, and inspection processes. No further action or reporting is required pursuant to this measure.)</i></p>  | N/A                        |            |
| <b>Police Protection</b> |  |                            |            |
| N/A                      | <p><b>MM PS-5</b> All future developments shall be reviewed and approved by the City's Development Review Committee. The committee shall determine if additional personnel and facilities are required to service the development being proposed. The committee shall recommend measures to mitigate impacts. These mitigation measures shall be considered as conditions of approval for project entitlements.</p> <p><i>(This mitigation measure is superseded by regulatory compliance as the review of future developments by the City's Development Review Committee, including assessment of required personnel and facilities and the imposition of conditions of approval to mitigate impacts, is a routine and mandatory part of the City's entitlement and permitting process. No further action or reporting is required pursuant to this measure.)</i></p> | N/A                        |            |



| Timing                               | Mitigation Measure  | Responsible for Monitoring | Completion |
|--------------------------------------|---|----------------------------|------------|
| N/A                                  | <p><b>MM PS-6</b> The site plan and development standards for future developments shall include adequate emergency access and circulation throughout the project, landscape features which do not conceal criminal activity, and adequate security lighting on buildings and parking lot facilities.</p> <p><i>(This mitigation measure is superseded by regulatory compliance as requirements for adequate emergency access, landscaping that minimizes concealment of criminal activity, and security lighting are already mandated by applicable building codes, fire codes, design guidelines, and zoning regulations. These provisions are enforced through the City's standard site plan and design review processes. No further action or reporting is required pursuant to this measure.)</i></p> | N/A                        |            |
| <b>Parks/Recreational Facilities</b> |   |                            |            |
| N/A                                  | <p><b>MM PS-7</b> Future affected developers adjacent to proposed parks, open space and conservation areas shall dedicate required areas for park and trail uses.</p> <p><i>(The Proposed Project is not located directly adjacent to a proposed park, open space, or conservation area. No further action or reporting is required pursuant to this measure.)</i></p>  | N/A                        |            |
| <b>TRANSPORTATION</b>                |   |                            |            |
| N/A                                  | <p><b>MM TRAN-1</b> To accommodate adjusted cumulative plus project volumes, the City shall upgrade from primary to major arterial status Chino Hills Parkway to provide six lanes from Pipeline to Monte Vista Avenues; Central Avenue to provide six lanes north of Chino Hills Parkway and north of Eucalyptus Avenue; and Ramona Avenue to provide six lanes north of Chino Hills Parkway to Norton Avenue.</p> <p><i>(Compliance with this mitigation measure has been completed because the area in question including the streets, has already been constructed. No further action or reporting is required pursuant to this measure.)</i></p>   | N/A                        |            |
| N/A                                  | <p><b>MM TRAN-2</b> The project developers shall dedicate appropriate rights-of-way to accommodate the ultimate improvement of all master planned streets.</p> <p><i>(This mitigation measure is superseded by regulatory compliance because dedication of rights-of-way for master planned streets is a standard and mandatory requirement imposed through the City's subdivision and development approval processes. Compliance with these requirements is a condition of project approval. No further action or reporting is required pursuant to this measure.)</i></p>   | N/A                        |            |
| N/A                                  | <p><b>MM TRAN-3</b> The City shall require dedication and improvement of all planned streets prior to the issuance of final subdivision or final development permit approval.</p> <p><i>(Compliance with this mitigation measure has been completed because the area in question including the streets, has already been constructed. No further action or reporting is required pursuant to this measure.)</i></p>   | N/A                        |            |

| Timing | Mitigation Measure   | Responsible for Monitoring | Completion |
|--------|--|----------------------------|------------|
| N/A    | <b>MM TRAN-4</b> Right-of-way dedications shall be aligned to match up with existing dedications along adjacent parcels and shall be of a width consistent with the master planned designations.<br><br><i>(This measure is considered satisfied and no longer applicable because right-of-way dedications are required by the City's subdivision and public works standards to align with existing adjacent dedications and to conform to master planned widths. No further action or reporting is required pursuant to this measure.)</i>  | N/A                        |            |
| N/A    | <b>MM TRAN-5</b> All master planned streets that are adjacent to the project site shall be constructed to their master planned widths.<br><br><i>(Compliance with this mitigation measure has been completed because the area in question, including the streets, has already been constructed. No further action or reporting is required pursuant to this measure.)</i>  | N/A                        |            |
| N/A    | <b>MM TRAN-6</b> The LOS of all master planned streets adjacent to the project site shall be maximized by prohibiting parking and controlling roadway access.<br><br><i>(This mitigation measure is superseded by regulatory compliance because CEQA now evaluates transportation impacts based on Vehicle Miles Traveled (VMT) rather than Level of Service (LOS). As a result, measures aimed at maximizing LOS by prohibiting parking and controlling access do not address the environmental impacts CEQA currently considers significant. Compliance with current CEQA Guidelines and local VMT thresholds replaces this measure. No further action or reporting is required pursuant to this measure.)</i> | N/A                        |            |
| N/A    | <b>MM TRAN-7</b> The proposed internal circulation layout associated with future developments shall be subject to the review and approval of the City Traffic Engineer during the review process of each development to ensure compliance with City and specific plan access, parking and design standards.<br><br><i>(This mitigation measure is superseded by regulatory compliance with applicable City and Specific Plan standards. Review and approval of internal circulation layouts by the City Traffic Engineer is a standard and mandatory component of the development review and entitlement process. No further action or reporting is required pursuant to this measure.)</i>                      | N/A                        |            |

| Timing | Mitigation Measure  | Responsible for Monitoring | Completion |
|--------|---|----------------------------|------------|
| N/A    | <p><b>MM TRAN-8</b> Traffic signals shall be installed when warranted at Eucalyptus Avenue at Norton, Romona, Yorba, Monte Vista, and Central Avenues; Ramona Avenue at Norton Avenue; and Chino Hills Parkway at SR 71 south and northbound ramps and Ramona, Monte Vista and Central Avenues. In addition, a traffic signal at Chino Hills Parkway and Telephone Avenue may be needed to accommodate emergency vehicles from the proposed fire station at this intersection. This signal will only be used for emergency interruption purposes.</p> <p><i>(Compliance with this mitigation measure has been completed because these improvements have already been completed. No further action or reporting is required pursuant to this measure.)</i></p> | N/A                        |            |
| N/A    | <p><b>MM TRAN-9</b> Lane geometric improvements shall be required for key intersections to accommodate cumulative peak hour volumes.</p> <p><i>(This mitigation measure is not applicable. Total Vehicle Miles Traveled (VMT) for San Bernardino County would not increase with the Proposed Project as compared to the Approved Project, the Proposed Project would not cause a significant impact for baseline of cumulative scenarios. Lane geometric improvements are therefore not necessary. No further action or reporting is required pursuant to this measure.)</i></p>  | N/A                        |            |
| N/A    | <p><b>MM TRAN-10</b> Fees to construct and/or install traffic signals, bridges, or other public improvements shall be assessed where appropriate at the time of development based on a formula which takes benefits into account.</p> <p><i>(This mitigation measure is superseded by regulatory compliance. The City requires payment of fees for traffic signals, bridges, and other public improvements through its adopted development impact fee program. These fees are assessed based on benefit-based formulas and are collected during the development review and permitting process. No further action or reporting is required pursuant to this measure.)</i></p>  | N/A                        |            |
| N/A    | <p><b>MM TRAN-11</b> Where the project-related traffic volumes on offsite roadways cause undue congestion without appropriate improvements, the project developer shall be required to improve offsite roadways to applicable standards to avoid congestion and safety problems.</p> <p><i>(This mitigation measure is not applicable as the Proposed Project was found to have a reduction in Vehicle Miles Traveled (VMT) compared to the Approved Project and would therefore not cause undue congestion and safety problems. No further action or reporting is required pursuant to this measure.)</i></p>  | N/A                        |            |

| Timing                               | Mitigation Measure  | Responsible for Monitoring | Completion |
|--------------------------------------|---|----------------------------|------------|
| N/A                                  | <p><b>MM TRAN-12</b> Future developers shall be required to contribute funds on a fair-share basis for circulation improvements of area wide benefit, such as the Central Avenue bridge over the San Antonio Creek Channel.</p> <p><i>(This mitigation measure is superseded by regulatory compliance. Fair-share developer contributions for regional circulation improvements are already required through the City's adopted development impact fee program. These contributions are assessed and collected during the development approval process, ensuring compliance. No further action or reporting is required pursuant to this measure.)</i></p>  | N/A                        |            |
| N/A                                  | <p><b>MM TRAN-13</b> Future developers shall be required to comply with design standards and guidelines pertaining to access, circulation, and parking presented in the Eucalyptus Business Park Specific Plan.</p> <p><i>(This mitigation measure is satisfied as compliance with the design standards and guidelines in the Eucalyptus Business Park Specific Plan is required by the City's Municipal Code. The Code mandates that all development within a specific plan area must conform to the adopted plan, and these requirements are further supported by general development regulations in the Municipal Code. These provisions are enforced through the City's planning, engineering, and building permit review processes. No further action or reporting is required pursuant to this measure.)</i></p>  | N/A                        |            |
| N/A                                  | <p><b>MM TRAN-14</b> Transportation Demand Management (TDM) Plans shall be required of developers or property owners detailing a TDM program to be established at each proposed worksite. Two levels of TDM Plans are required for single and multi-tenant work sites. An Alternative Commute Mode Awareness Plan shall be required for future developments anticipating a total of 25 to 99 employees. Worksites anticipating 100 or more employees shall be required to prepare a Eucalyptus Business Park Trip Reduction Plan.</p> <p><i>(This measure does not apply to the Proposed Project as the Proposed Project does not include any employee-producing uses on site as it is a residential project compared to the previously approved project which was designated for Office Commercial and Auto Mall uses. No further action or reporting is required pursuant to this measure.)</i></p> | N/A                        |            |
| <b>UTILITIES AND SERVICE SYSTEMS</b> |   |                            |            |
| N/A                                  | <p><b>MM USS-1</b> All utility lines serving the various development areas shall be placed underground per City standards.</p> <p><i>(This mitigation measure is considered already satisfied and no longer applicable because the undergrounding of utility lines is required by Chino Municipal Code, Chapter 19 – Subdivisions. This requirement is enforced through the City's standard plan review, entitlement, and inspection processes. No further action or reporting is required pursuant to this measure.)</i></p>   | N/A                        |            |

| Timing       | Mitigation Measure  | Responsible for Monitoring | Completion |
|--------------|---|----------------------------|------------|
| N/A          | <p><b>MM USS-2</b> No structures shall be permitted to be developed over existing pipelines, power lines or other similar easements.</p> <p><i>(This mitigation measure is satisfied by regulatory compliance as the placement of structures over existing pipelines, power lines, or other utility easements is strictly prohibited by existing laws and regulations, including recorded easement agreements, the California Building Code, and the City of Chino's development standards. During the entitlement and permitting process, all site plans are reviewed by City staff and applicable utility providers to ensure that proposed development does not encroach on easements. No further action or reporting is required pursuant to this measure.)</i></p>     | N/A                        |            |
| N/A          | <p><b>MM USS-3</b> All onsite improvements shall be provided by the developer to each future development in accordance with the provisions of any City adopted master plan, unless costs are otherwise determined as a result of a negotiated development agreement.</p> <p><i>(This mitigation measure is considered already satisfied and no longer applicable because the use of drought-tolerant plants, irrigation systems with rain sensors, and graywater systems is required by the City's landscape ordinances and the California Model Water Efficient Landscape Ordinance. These requirements are enforced through the City's landscape plan review and building permit processes. No further action or reporting is required pursuant to this measure.)</i></p> | N/A                        |            |
| N/A          | <p><b>MM USS-4</b> Costs for improvements shall be assigned to each future development in accordance with a cost-benefit formula established by the Public Works Director.</p> <p><i>(This mitigation measure is considered already satisfied and no longer applicable because the assignment of improvement costs to future developments based on a cost-benefit formula is an existing administrative procedure managed by the City's Public Works Director. These procedures are implemented through conditions of approval and development agreements, ensuring compliance as part of the standard project review and permitting process. No further action or reporting is required pursuant to this measure.)</i></p>   | N/A                        |            |
| N/A          | <p><b>MM USS-5</b> All future developers of the Eucalyptus Business Park shall comply with standards and guidelines of the specific plan.</p> <p><i>(This mitigation measure is satisfied as compliance with the standards and guidelines in the Eucalyptus Business Park Specific Plan is required by the City's Municipal Code. The Code mandates that all development within a specific plan area must conform to the adopted plan, and these requirements are further supported by general development regulations in the Municipal Code. These provisions are enforced through the City's planning ,engineering, and building permit review processes. No further action or reporting is required pursuant to this measure.)</i></p>                                   | N/A                        |            |
| <b>Water</b> |   |                            |            |

| Timing                            | Mitigation Measure   | Responsible for Monitoring | Completion |
|-----------------------------------|--|----------------------------|------------|
| N/A                               | <p><b>MM USS-6</b> Future developers shall pay fees to appropriate agencies for purposes of providing sufficient water for estimated domestic consumption and for fire flow requirements as required by the City Fire Chief.</p> <p><i>(This mitigation measure is considered already satisfied and no longer applicable because payment of fees for water supply and fire flow, as required by the City Fire Chief and applicable water agencies, is a standard condition of development approval. These requirements are enforced through the City's permitting process and water service agreements. No further action is required pursuant to this measure.)</i></p> | N/A                        |            |
| N/A                               | <p><b>MM USS-7</b> The specific plan shall adhere to all applicable Department of Water Resources water conservation guidelines and standards.</p> <p><i>(This mitigation measure is considered already satisfied and no longer applicable because adherence to the California Department of Water Resources' water conservation guidelines and standards is mandated by state law and incorporated into the City's local ordinances and development review processes. No further action or reporting is required pursuant to this measure.)</i></p>   | N/A                        |            |
| N/A                               | <p><b>MM USS-8</b> The City shall establish a reclaimed water system for use on median and parkway landscaping and the irrigation of the Ayala Park expansion.</p> <p><i>(This mitigation measure does not apply to the Proposed Project as it does not include the expansion of the Ayala Park. Additionally, improvements to Ayala Park have already been completed. No further action or reporting is required pursuant to this measure.)</i></p>   | N/A                        |            |
| N/A                               | <p><b>MM USS-9</b> Future developers shall utilize drought resistant plant materials which will have minimal maintenance needs, except where reclaimed water is used.</p> <p><i>(This mitigation measure is satisfied through the Proposed Project's compliance with the California Green Building Code (CALGreen). CALGreen includes requirements for landscaping. Landscaping requirements include drought-tolerant plants, irrigation systems with rain sensors, and graywater systems for reuse of wastewater. No further action or reporting is required pursuant to this measure.)</i></p>   | N/A                        |            |
| <b>Sewer and Sewage Treatment</b> |  |                            |            |

| Timing                     | Mitigation Measure   | Responsible for Monitoring | Completion |
|----------------------------|--|----------------------------|------------|
| N/A                        | <p><b>MM USS-10</b> The City shall determine, analyze and approve the precise size and the alignment of all required sewer improvements.</p> <p><i>(This mitigation measure is satisfied through regulatory compliance. The City of Chino's Public Works Department is responsible for reviewing, analyzing, and approving the size and alignment of all sewer improvements for development projects. As part of the standard development review process, project engineers submit detailed sewer improvement plans that are evaluated for conformance with the City's engineering design standards, capacity requirements, and master plans. Approval of these plans is required prior to issuance of grading or building permits. This regulatory review process ensures that sewer infrastructure is properly designed to serve the project and meet City standards. No further action or reporting is required pursuant to this measure.)</i></p>  | N/A                        |            |
| N/A                        | <p><b>MM USS-11</b> Developers of each respective project shall construct required hook-ups to existing sewer systems. Each developer shall pay all required mitigation fees for sewer connections. Assurance for provision of adequate sewer service is required prior to final map recordation.</p> <p><i>(This mitigation measure is considered already satisfied and no longer applicable because the City of Chino's Municipal Code mandates that all developments must connect to existing sewer systems (Chino Municipal Code §13.04.020), pay required sewer connection fees prior to permit issuance (§13.08.060), and provide assurance of adequate sewer service before final map recordation (§19.04.080 and §19.04.090). These requirements are enforced through the City's standard subdivision and permitting processes, including review by the City Engineer and Public Works Department. Compliance with these code provisions ensures that sewer infrastructure is properly connected and funded prior to development approval. No further action or reporting is required pursuant to this measure.)</i></p> | N/A                        |            |
| <b>Stormwater Drainage</b> |  |                            |            |
| N/A                        | <p><b>MM USS-12</b> If required by the County Flood Control District, future developers shall pay fees for the purpose of formulating a comprehensive study of the San Antonio Channel and its tributaries and a drainage master plan for the specific plan.</p> <p><i>(This mitigation measure does not apply to the Proposed Project as the Proposed Project is not impacting the San Antonio Channel. No further action or reporting is required pursuant to this measure.)</i></p>   | N/A                        |            |

| Timing             | Mitigation Measure |  | Responsible for Monitoring | Completion |
|--------------------|--------------------|--|----------------------------|------------|
| N/A                | <b>MM USS-13</b>   | <p>The specific plan shall provide two 3 to 5 acre parks, retain project-generated storm runoff, design parking lots to retard acceleration of runoff, and limit hardscape and provide as much landscape as feasibly possible.</p> <p><i>(This mitigation measure is not applicable as it applies to the entirety of the Eucalyptus Business Park Specific Plan area, as the Project Site was designated for Office Commercial and Auto Mall use, it was not anticipated to have a park. However, the mitigation measure would also be satisfied as the Proposed Project would comply with the California Green Building Code (CalGreen) which requires the implementation of stormwater controls and development of a Stormwater Pollution Prevention Plan (SWPPP) for projects less than one acre to minimize the amount of sediment and other pollutants from being discharged in stormwater runoff during construction, as well as various temporary Best Management Practices (BMPs) designed to prevent erosion and siltation, as well as the off-site conveyance of various on-site constituents. No further action or reporting is required pursuant to this measure.)</i></p> | N/A                        |            |
| <b>Solid Waste</b> |                    |  |                            |            |
| N/A                | <b>MM USS-14</b>   | <p>The City shall formulate a City-wide recycling program in efforts of encouraging recycling within the City. Waste reduction methods and future recycling facility design standards shall be addressed in the program.</p> <p><i>(This mitigation measure is considered already satisfied and no longer applicable because the City of Chino has established a city-wide recycling program that complies with state mandates and local ordinances. Waste reduction methods and recycling facility design standards are addressed through existing City programs and guidelines administered by the Public Works Department. No further action or reporting is required pursuant to this measure.)</i></p>  | N/A                        |            |
| N/A                | <b>MM USS-15</b>   | <p>Future developers shall not permit accumulation of unbagged garbage.</p> <p><i>(This mitigation measure is satisfied as waste reduction methods and recycling facility design standards are addressed through existing City programs and guidelines administered by the Public Works Department. No further action or reporting is required pursuant to this measure.)</i></p>  | N/A                        |            |
| <b>Telephone</b>   |                    |  |                            |            |
| N/A                | <b>MM USS-16</b>   | <p>Future developers shall submit site plans, pad locations, etc. of their project to General Telephone. Developers shall provide conduits and manholes at locations required by General Telephone.</p> <p><i>(This mitigation measure is no longer applicable as General Telephone no longer exists, it is now Frontier Communications. Additionally, coordination with utilities is now required by standard regulations (local and state). No further action or reporting is required pursuant to this measure.)</i></p>  | N/A                        |            |



| Timing             | Mitigation Measure  | Responsible for Monitoring | Completion |
|--------------------|---|----------------------------|------------|
| <b>Electricity</b> |   |                            |            |
| N/A                | <p><b>MM USS-17</b> Future developers shall coordinate with Southern California Edison to ensure that sufficient electrical services are provided, Site plans, building pad locations, etc. will be submitted to SCE upon availability.</p> <p><i>(This mitigation measure is considered already satisfied and no longer applicable because coordination with Southern California Edison (SCE) is a standard requirement for all development projects. Developers are required to submit site plans, building pad locations, and load demands to SCE during the entitlement and permitting process to ensure adequate electrical service. The City of Chino does not issue grading or building permits without verification that utility service will be available. Therefore, this measure does not provide additional mitigation beyond existing regulatory procedures and utility coordination requirements and is considered redundant under CEQA Guidelines §15126.4(a)(1)(B). No further action or reporting is required pursuant to this measure.)</i></p>                               | N/A                        |            |
| N/A                | <p><b>MM USS-18</b> Future developers shall pay all necessary hook-up fees and applicable tariffs prior to issuance of certificate of occupancy.</p> <p><i>(This mitigation measure is considered already satisfied and no longer applicable because payment of all utility hook-up fees and applicable tariffs is required by utility service providers and enforced by the City of Chino as a condition of final occupancy. The City does not issue Certificates of Occupancy until it receives verification that all required connection and service fees have been paid. These requirements are established by the City's Municipal Code and utility agency regulations and are enforced through standard development review and permitting procedures. No further action or reporting is required pursuant to this measure.)</i></p>   | N/A                        |            |
| N/A                | <p><b>MM USS-19</b> The proposed development shall comply with all energy conservation standards and techniques. SCE can provide assistance in selection of effective energy conservation techniques as well as assistance in infrastructure construction.</p> <p><i>(This mitigation measure is superseded by regulatory compliance. The Proposed Project would be subject to the Title 24 Building Energy Efficiency Standards, which apply to new construction and regulate energy consumed for heating, cooling, ventilation, water heating, and lighting, as further discussed below. Compliance with the most recent applicable Building Energy Efficiency Standards would ensure that the energy efficiency of the proposed buildings is maximized to the extent feasible. The most recent adopted standards, the 2022 Building Energy Efficiency Standards, include requirements for photovoltaic systems and features such as insulation requirements to reduce electricity demand from the energy grid. No further action or reporting is required pursuant to this measure.)</i></p> | N/A                        |            |

| Timing             | Mitigation Measure   | Responsible for Monitoring | Completion |
|--------------------|--|----------------------------|------------|
| N/A                | <p><b>MM USS-20</b> The City shall check architectural and mechanical plans to verify that the lowest energy rated mechanical and electrical equipment will be used.</p> <p><i>(This mitigation measure is superseded by regulatory compliance. The Proposed Project would be subject to the Title 24 Building Energy Efficiency Standards, which apply to new construction and regulate energy consumed for heating, cooling, ventilation, water heating, and lighting, as further discussed below. Compliance with the most recent applicable Building Energy Efficiency Standards would ensure that the energy efficiency of the proposed buildings is maximized to the extent feasible. The most recent adopted standards, the 2022 Building Energy Efficiency Standards, include requirements for photovoltaic systems and features such as insulation requirements to reduce electricity demand from the energy grid. No further action or reporting is required pursuant to this measure.)</i></p>  | N/A                        |            |
| <b>Natural Gas</b> |  |                            |            |
| N/A                | <p><b>MM USS-21</b> Future developers shall coordinate with Southern California Gas Company to ensure that sufficient gas services are provided. Site plans building pad locations, etc. will be submitted to the Gas Company upon availability.</p> <p><i>(This mitigation measure is considered already satisfied and no longer applicable because coordination with Southern California Gas Company (SCGC) is a standard requirement for all development projects. Developers are required to submit site plans, building pad locations, and load demands to SCGC during the entitlement and permitting process to ensure adequate electrical service. The City of Chino does not issue grading or building permits without verification that utility service will be available. Therefore, this measure does not provide additional mitigation beyond existing regulatory procedures and utility coordination requirements and is considered redundant under CEQA Guidelines §15126.4(a)(1)(B). No further action or monitoring is required pursuant to this measure.)</i></p> | N/A                        |            |
| N/A                | <p><b>MM USS-22</b> Future developers shall pay all necessary hook-up fees and applicable tariffs prior to issuance of certificate of occupancy.</p> <p><i>(This mitigation measure is considered already satisfied and no longer applicable because payment of all utility hook-up fees and applicable tariffs is required by utility service providers and enforced by the City of Chino as a condition of final occupancy. The City does not issue Certificates of Occupancy until it receives verification that all required connection and service fees have been paid. These requirements are established by the City's Municipal Code and utility agency regulations and are enforced through standard development review and permitting procedures. No further action or reporting is required pursuant to this measure.)</i></p>  | N/A                        |            |