

APPENDIX A: MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

The Mitigation Monitoring and Reporting Program (MMRP) presented in this section lists the mitigation measures from the PSP EIR that are applicable to the Majestic Chino Flight project (City Case Nos. PL22-0028, PL22-0029, and PL22-0030).

Mitigation Measures	Responsible Party	Monitoring Party	Implementation Stage
Air Quality			
<p>AQ-2 Per SCAQMD Rule 403, the City shall enforce the following measures:</p> <ul style="list-style-type: none"> • During all construction activities, construction contractors shall use low emission mobile construction equipment where feasible to reduce the release of undesirable emissions. • During all construction activities, construction contractors shall encourage rideshare and transit programs for project construction personnel to reduce automobile emissions. • During all grading and site disturbance activities, construction contractors shall water active grading sites at least twice a day, and clean construction equipment in the morning and/or evening to reduce particulate emissions and fugitive dust. • During all construction activities, construction contractors shall, as necessary, wash truck tires leaving the site to reduce the amount of particulate matter transferred to paved streets as required by SCAQMD Rule 403. • During all construction activities, construction contractors shall sweep on and off site streets if silt is carried over to adjacent public thoroughfares, as determined by the City Engineer to reduce the amount of particulate matter on public streets. • During all construction activities, construction contractors shall limit traffic speeds on all unpaved 	<p>Project Construction Manager</p>	<p>Development Services Director & City Engineer</p>	<p>Prior to issuance of grading permit & during construction</p>

Mitigation Measures	Responsible Party	Monitoring Party	Implementation Stage
<p>road surfaces to 15 miles per hour or less to reduce fugitive dust.</p> <ul style="list-style-type: none"> • During grading and all site disturbance activities, at the discretion of the City’s Planning Director, construction contractors shall suspend grading operations during first and second stage smog alerts to reduce fugitive dust. • During grading and all site disturbance activities, at the discretion of the City’s Planning Director, construction contractors shall suspend all grading operations when wind speeds (including instantaneous gusts) exceed 25 miles per hour to reduce fugitive dust. • During all construction activities, the construction contractors shall maintain construction equipment engines by keeping them tuned. • During all construction activities, the construction contractors shall use low sulfur fuel for stationary construction equipment as required by AQMD Rules 431.1 and 431.2 to reduce the release of undesirable emissions. • During all construction activities, the construction contractors shall use existing on site electrical power sources to the maximum extent practicable. Where such power is not available, the Contractor shall use clean fuel generators during the early stages of construction to minimize or eliminate the use of portable generators and reduce the release of undesirable emissions. • During all construction activities, the construction contractors shall use low emission, on site stationary equipment (e.g., clean fuels) to the maximum extent practicable to reduce emissions, as determined by the City Engineer. 			

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<ul style="list-style-type: none"> • During all construction activities, the construction contractors, in conjunction with the City Engineer, shall locate construction parking to minimize traffic interference on local roads. • During all construction activities, the construction contractors shall ensure that all trucks hauling dirt, sand, soil or other loose materials are covered or should maintain at least two feet of freeboard (i.e. minimum vertical distance between top of the load and the top of the trailer) in accordance with the requirements of the California Vehicle Code Section 23114 to reduce spilling of material on area roads. 			
Biological Resources			
<p><i>For brevity, only the portion of Mitigation Measure B-3 that is applicable to the Project is listed below:</i></p> <p>B-3 3. Burrowing Owls</p> <p>a) If burrowing owls are found on an individual development site, development, including the expansion of existing land uses or other land use activities that could disrupt the owls, will be required to follow the CDFG burrowing owl relocation protocols, including the creation of artificial burrows (Exhibit 5.4.4). Key components of this protocol presently include:</p> <p>i. Occupied burrows should not be disturbed during the nesting season, from February 1 through August 31.</p> <p>ii. If owls must be moved away from the disturbance area, passive relocation is preferable to trapping.</p> <p>iii. A time period of at least one week is recommended to allow owls to move and acclimate to the alternate burrows.</p>	Project Biologist	Development Services Director	Prior to issuance of permit related to development

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<p>iv. Passive relocation involves encouraging owls to move from occupied burrows to alternate natural or artificial burrows that are at least 50 meters from the impact zone with a minimum of 6.5 acres of suitable foraging habitat for each pair of relocated owls (see Exhibit 5.4.4).</p> <p>v. Owls should be excluded from burrows in the immediate impact zone and within a 50-meter buffer zone by installing one-way doors in burrow entrances.</p> <p>vi. One-way door should be left in place for at least 48 hours to insure that owls have left the burrow before excavating the burrow.</p> <p>vii. One alternate burrow (natural or artificial) should be provided for each burrow that will be excavating in the project impact zone.</p> <p>viii. The project areas should be monitored daily for at least one week to confirm no owl use before excavating burrows in the immediate impact zone.</p> <p>ix. When excavating burrows, hand tools should be used and the burrows should be refilled to prevent reoccupation.</p> <p>x. Sections of flexible plastic pipe or burlap bags should be inserted into the tunnels during excavation to maintain an escape route for any animals that may still be located inside the burrow.</p> <p>b) In order to provide supplemental mitigation beyond the standard CDFG protocol requirements for relocation of owls, the 300-acre Conservation Area will be made available for the relocation of burrowing owls that would be displaced by development, including the creation of 20 artificial burrows. The feasibility of relocating owls from development sites to the conservation area will be reviewed on a case-</p>			

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by-case basis for individual development projects, subject to the evaluation and recommendations of the biological study prepared for a given site.			
Cultural Resources			
CR-2 Where recommended in culturally-sensitive areas pursuant to Survey and Mitigation Reports, archeological monitoring of earth-disturbing activities shall be conducted. The monitoring certified archaeologist will identify any prehistoric or historic resources exposed, complete a preliminary evaluation of the resource, and recommend appropriate resource management for the treatment of the resource. If additional or unexpected archaeological features are discovered, the archaeologist shall report such findings to the City. If the resources are found to be significant, the archaeologist shall determine, in consultation with the City, appropriate actions for further exploration and/or salvage recovery.	Project Archaeologist	Development Services Director	Prior to issuance of grading permit & during construction
Geology and Soils			
GS-2 All individual developments shall be constructed according to requirements established in geologic studies pertaining to the project site, and general engineering practices established by the City of Chino.	Project Developer	Building Official	Prior to issuance of grading permit
GS-3 Grading operations on all former dairy lands and other agricultural properties will be conducted in accordance with the soils report prepared by a registered soils engineer approved by the City of Chino. The soils engineer will make recommendations concerning removal of any organic material or the proper handling of such material during grading. All manure from dairy corrals and other surface areas shall be stripped and removed prior to grading operations, in accordance with applicable codes and regulations. The potential for methane in remaining soils shall be specifically addressed in soils reports on all former dairy lands and other agricultural properties.	Project Developer	Building Official	Prior to issuance of grading permit & during construction

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Where the potential for methane accumulation or release is identified, soils testing shall occur with results and remedial measures identified in the soils report.			
CR-3 Monitoring for fossil material should be conducted by a qualified paleontologist during construction grading activities within older alluvium (Pleistocene), in order to avoid any disturbances to possible unknown or unidentified paleontological resources.	Project Paleontologist	Development Services Director	Prior to issuance of grading permit & during construction
Hazards and Hazardous Materials			
HM-5 In order to minimize risks to life and property, projects within the plan area will be required to demonstrate compliance with all applicable federal, state and local laws and regulations governing the handling, transport, treatment, generation and storage of hazardous materials.	Project Operator	Development Services Director & City Engineer	Ongoing during project operation
Hydrology and Water Quality			
HWQ-1 All development shall comply with the National Pollutant Discharge Elimination System (NPDES) regulations. Prior to the issuance of a grading permit, applicants shall demonstrate compliance with NPDES Stormwater Permit requirements to the satisfaction of the City of Chino. Applicable BMP provisions shall be incorporated into the NPDES Permit.	Project Developer	Building Official	Prior to issuance of grading permit
Noise			
N-1 The following construction noise reduction measures will be implemented: <ul style="list-style-type: none"> • All construction activities conducted within 500 feet of any occupied dwelling shall not occur from 7 P.M. to 7 A.M. the following day, and at any time on Sundays or universally observed holidays. • All construction equipment will use properly operating mufflers. 	Project Construction Manager	Development Services Director	Prior to issuance of grading permit & during construction

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<ul style="list-style-type: none"> All staging areas shall be located away from occupied dwellings and schools where feasible. The City of Chino will approve construction truck access routes that minimize noise intrusion into sensitive areas, such as neighborhoods, schools, and parks. 			
Public Services			
PS-S-2 Prior to issuance of a building permit, project developers shall pay statutory developer fees to the CVUSD, form a Communities Facilities District, or provide land and improvements pursuant to the requirements established in SB 50. The amount of fees or special taxes to be paid or land and improvements to be provided will be determined based on the established state formula for determining construction costs.	Project Developer	Development Services Director	Prior to issuance of building permit
PS-S-3 To reduce potential safety hazards during construction, the City shall require developer notification to Chino Valley Unified School District of pending construction activity adjacent or near operating schools. Evidence of notification shall be provided to the City prior to issuance of grading and building permits for projects within any Master Plan, Tentative Map or Site Plan inclusive of, or immediately adjacent to, an operating school site.	Project Developer	Development Services Director	Prior to issuance of grading and building permits
PS-P-1 Police impact fees shall be paid to cover capital costs associated with the creation of additional facilities and improvements to service The Preserve area. The City of Chino may allow credit toward impact fees for any police facilities constructed by the developer.	Project Developer	Development Services Director	Prior to issuance of building permit
PS-F-1 Developer impact fees shall be paid to contribute to the cost of new fire facilities, apparatus, and equipment to offset the increase in fire services demand created by the project.	Project Developer	Development Services Director	Prior to issuance of building permit

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PS-F-3 Prior to construction, the developer shall contact the Fire District for verification of current fire protection development requirements. All new construction shall comply with all applicable statutes, codes, ordinances, and/or Fire District standards	Project Developer	Development Services Director & CVIFD Division Chief	Prior to issuance of grading permit
PS-F-4 Water lines within the project site shall be designed to meet the fire requirements.	Project Developer	City Engineer & CVIFD Division Chief	Prior to issuance of grading permit
PS-F-5 Fire hydrants shall be designed and placement specified by the Fire District at the time water lines to the project area are built or as a condition of development project approval.	Project Developer	City Engineer & CVIFD Division Chief	Prior to issuance of grading permit