

Mitigation Measures from the Preserve Specific Plan EIR that Apply to this Project

EIR Section	Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party
5.1 Land Use	<p>LU-1. Chino Airport Influence Area. The City of Chino shall provide notice of development applications within adopted airport noise and safety zones to the Airport Land Use Commission (ALUC), in compliance with the Chino Airport Comprehensive Land Use Plan (ACLUP). The City will coordinate with the ALUC to assure specific development projects' compatibility with Chino Airport operations.</p>	Written evidence of notification.	Development Application Review and Plan Check	Development Services Director
5.3 Hydrology and Water Quality	<p>HWQ-1. NPDES. All development shall comply with the National Pollutant Discharge Elimination System (NPDES) regulations.</p> <p>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.</p>	Plan Check	Prior to Issuance of Grading Permit	City Engineer
	<p>HWQ-2. Best Management Practices. Individual projects within the specific plan area shall be reviewed by the City of Chino for the inclusion of appropriate structural and non-structural Best Management Practices (BMPs) to control stormwater discharges and protect water quality. Structural controls may include, but are not limited to filtration, common area efficient irrigation, common area</p>	Plan Check (for NPDES Permit Compliance)	Prior to Issuance of Grading Permit	City Engineer

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	<p>runoff- minimizing landscape design, velocity dissipation devices, oil/ grease separators, inlet trash racks, and catch basin stenciling. Non- structural BMPs can include education for property owners, tenants and occupants, activity restrictions, common area landscape management, litter control, and catch basin inspection, BMP maintenance; and street sweeping.</p> <p>The following are examples of BMPs that may be included within NPDES permit requirements for individual projects:</p> <ul style="list-style-type: none"> • Use of sand bags and temporary desilting basins during project grading and construction during the rainy season (October through April) to prevent discharge of sediment-laden runoff into stormwater facilities. • Installation of landscaping as soon as practicable after completion of grading to reduce sediment transport during storms. • Hydroseeding, soil binders or other measures to retain soil on graded building pads if they are not built upon before the onset of the rainy season. • Incorporation of structural BMPs (e.g., grease traps, debris screens, continuous deflection separators, oil/ water separators, drain inlet 			

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	<p>inserts) into the project design to provide detention and filtering of contaminants in urban runoff from the developed site prior to discharge to stormwater facilities.</p> <ul style="list-style-type: none"> • Stenciling of catch basins and other publicly visible flood control facilities with the phrase “No Dumping-Drains to the Ocean.” 			
	<p>HWQ-3. Best Management Practices. The City shall review subsequent development projects within the specific plan area for the application of Best Management Practices (BMPs) to reduce water pollution from urban runoff. Among the source-reduction BMPs that may be required by the City for application to such projects are the following:</p> <ul style="list-style-type: none"> • Animal waste reduction • Exposure reduction • Recycling / waste disposal • Parking lot and street cleaning • Infiltration (exfiltration) devices • Oil and grease traps • Sand traps • Filter strips • Regular / routine maintenance 	Plan Check	Prior to Issuance of Grading Permit	City Engineer

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	<p>The specific measures to be applied shall be determined in conjunction with review of required project hydrology and hydraulic studies, and shall conform to City standards and the standards of the County's Municipal Stormwater Permit, under the NPDES program.</p>			
<p>5.5 Geology and Soils</p>	<p>GS-2. Conformance with Geological Study Requirements. 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.</p>	<p>Plan Check</p>	<p>Prior to Issuance of Grading Permit</p>	<p>Building Official</p>
	<p>GS-3. Soils Report – Dairy Lands. 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. Where the</p>	<p>Plan Check and Monitoring of construction</p>	<p>Prior to Issuance of Grading Permit and During Construction</p>	<p>City Engineer and Soils Engineer</p>

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	potential for methane accumulation or release is identified, soils testing shall occur with results and remedial measures identified in the soils report			
5.6 Hazards	HM-2. Maximum Building Height. The maximum building heights outside of the runway protection zones may not exceed 160 feet to prevent any conflict with adopted flight patterns.	Development Application Review Plan Check	Prior to Issuance of Building Permit	Development Services Director
	HM-5. Compliance with Laws and Regulations. 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.	Measure HM-3 and written evidence of Compliance	Prior to Issuance of Grading and/or Use Permits (or any state, federal or local permits, approvals or licenses related to the handling, transport, treatment, generation and storage of hazardous materials	Development Services Director and the City Engineer
5.7 Transportation and Circulation	T-2. Internal Roadway Improvements. The proposed project shall construct or otherwise provide for all internal roadway improvements. The provision of such improvements shall be phased to address the incremental impacts of individual development projects.	Plan Check and Measure T-9	Development Application Review and Prior to Issuance of Grading Permit and construction	City Transportation Manager and Building Official
5.8 Noise	N-1. Construction Noise. 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 	Plan Check and Monitoring of Construction	Prior to Issuance of Grading Permit	Development Services Director

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	<p>occur from 7 P.M. to 7 A.M. the following day, and at any time on Sundays or universally observed holidays</p> <ul style="list-style-type: none"> • All construction equipment will use properly operating mufflers • 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 			
	<p>N-3. Airport Noise. In order to ensure that noise exposure is considered in review of subsequent development projects within the plan area, and in acknowledgement of possible single-event aircraft audibility even if standards are not exceeded, the following measures will be implemented</p> <p>The City of Chino shall provide notice of development applications within adopted airport noise and safety zones to the Airport Land Use Commission (ALUC), in compliance with the Airport Comprehensive Land Use Plan (ACLUP). The City will coordinate with the ALUC to assure the compatibility of specific development projects with Chino Airport Operations (same as Mitigation Measure LU-1).</p>	<p>Development Application Review and Plan Check (Airport Overlay Zone) and Evidence of Notification</p>	<p>Prior to Issuance of Grading Permit</p>	<p>Development Services Director</p>

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	<p>All real estate transactions within Subarea 2 within 1.0 mile of the airport boundary will contain advisory language that aircraft may be periodically audible even though the subject property is exposed to noise levels due to aviation activities that are well within State guidelines</p>	<p>Evidence of Notification</p>	<p>Certificate of Occupancy</p>	<p>Development Services Director</p>
<p>5.9 Air Quality</p>	<p>AQ-2. Construction Emissions. 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 	<p>Plan Check</p>	<p>Prior to Issuance of Grading Permit</p>	<p>Development Services Director and City Engineer</p>

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	<p>the site to reduce the amount of particulate matter transferred to paved streets as required by SCAQMD Rule 403.</p> <ul style="list-style-type: none"> • 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 road surfaces to 15 miles per hour or less to reduce fugitive dust. • 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. <p>During all construction activities, the construction contractors shall</p>			

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	<p>maintain construction equipment engines by keeping them tuned.</p> <ul style="list-style-type: none"> • 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. • During all construction activities, the construction contractors, in conjunction with the City Engineer, shall locate construction parking to minimize traffic interference on local roads. <p>During all construction activities, the construction contractors shall ensure that all trucks hauling dirt,</p>			

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	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.			
5.11.1 Schools	PS-S-1. Planning for School Services. Developers/builders within the plan area shall work with the CVUSD to plan school service for the proposed development	Written or other evidence of fee payment, mitigation agreement or other compliance in accordance with state law	Ongoing	Development Services Director
	PS-S-2. School Fees. 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	Plan Check (evidence of fee payment, mitigation agreement or other compliance in accordance with state law)	Prior to Issuance of Building Permit	Development Services Director
	PS-S-3. Construction Activity Notification. 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	Plan Check (evidence of Notification)	Prior to Issuance of Grading and Building Permits	Development Services Director

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	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.			
5.11.2 Police Protection	PS-P-1. Police Services Impact Fees. 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.	Plan Check (evidence of fee payment or other compliance)	Prior to Issuance of Building Permit	Development Services Director
5.11.3 Fire Service & Emergency Medical Service	PS-F-1. Fire Service Impact Fees. 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	Plan Check (evidence of fee payment or other compliance)	Prior to Issuance of Building Permit	Development Services Director
	PS-F-3. Fire Protection Requirements. 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.	Plan Check	Prior to Issuance of Grading Permit	Development Services Director and Fire Division Chief (CVIFD)
	PS-F-4. Water Lines. Water lines within the project site shall be designed to meet the fire requirements.	Plan Check	Prior to Issuance of Grading Permit	City Engineer and Fire Division Chief (CVIFD)

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	PS-F-5. Fire Hydrants. 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	Development Application Review and Plan Check	Prior to Issuance of Grading Permit	City Engineer and Fire Division Chief (CVIFD)
5.11.4 Library Services	PS-L-2. Library Impact Fees. Project developers should contribute impact fees either toward expansion of existing library facilities or construction of new facilities, if such fees or requirements are adopted for general application by the County.	Plan Check (subject to adopted City or County Fee requirement)	Prior to Issuance of Building Permit (if a fee is adopted)	Development Services Director
5.11.5 Parks and Recreation	PS-PR-1. City Park Requirements. As Per the City of Chino, every residential developer or person who develops land for residential purposes shall dedicate a portion of such land, pay a fee, or a combination of both at the option of the city for the purpose of providing park and recreational facilities at the time and according to City standards outlined in Chapter 18.04, "Land Dedication Requirements Generally."	Development Application Review and Plan Check	Prior to Issuance of Building Permit (fees or dedication)	Development Services Director
5.12.1 Water Supply	U-W-3. Groundwater Replenishment. Subsequent development projects should be designed to incorporate features that encourage and promote groundwater replenishment.	Development Application Review and Plan Check	Prior to Issuance of Grading Permit	City Engineer
	U-W-4. Onsite Retention. Retention of precipitation and runoff on-site should	Development Application Review and Plan Check	Prior to Issuance of Grading Permit	City Engineer

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	<p>be encouraged in development designs where appropriate.</p>			
	<p>U-W-5. Water Conservation Techniques. The City shall continue to support efforts to develop the water supply and to encourage water conservation. Water conservation techniques appropriate for new and existing development include:</p> <ul style="list-style-type: none"> • Installing flow restrictors in showers • Repairing leaky water fixtures • Promoting drought resistant low maintenance vegetation 	<p>Plan Check</p>	<p>Prior to Issuance of Building Permits</p>	<p>Community Development Department</p>
	<p>U-W-7. Water Conservation Programs. The City shall engage in water conservation programs and activities, including but not limited to, participation in the following water conservation practices:</p> <ul style="list-style-type: none"> • Water Survey Programs for Single-Family Residential and Multi-Family Residential Customers • Residential Plumbing Retrofits • System Water Audits, Leak Detectors and Repair • Large Landscape Conservation Programs and Incentives • High Efficiency Washing Machine Programs • Public Information and School Education Programs 	<p>Plan Check (for new development) and written or other verification of engagement in water conservation programs and activities</p>	<p>Prior to Issuance of Building Permits</p>	<p>City Engineer</p>

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	<ul style="list-style-type: none"> • Conservation Programs for Commercial, Industrial and Institutional Accounts • Wholesale Agency Technical Assistance Program • Conservation Pricing 			
	<p>U-W-8. On-site Water Recharge. Where erosion or water runoff is not a problem, encourage use of on-site water recharge, such as dry wells</p>	Development Application Review and Plan Check	Prior to Issuance of Grading Permit	City Engineer
5.12.2 Wastewater	<p>U-WW-1. Compliance with Sewer Master Plan. The City shall assure that required backbone sewer lines, or an equivalent system recommended by the City Engineer are implemented pursuant to the Sewer Master Plan</p>	Development Application Review and Plan Check	Prior to Issuance of Grading Permit	City Engineer
	<p>U-WW-2. Sewer Impact Fees. Developers shall pay required sewage facilities development fees and system collection fees to cover City costs to construct master planned sewer mains</p>	Plan Check	Prior to Issuance of Building Permit	Development Services Director
5.12.3 Electricity	<p>U-E-1. Energy Efficient Lighting. Energy efficient lighting and natural lighting should be encouraged and utilized where practical.</p>	Plan Check	Prior to Issuance of Building Permit	Development Services Director
5.12.5 Waste Management	<p>U-SW-1. Waste Container Storage Space. Future developments should be reviewed by the City for the provision of outside building space to accommodate the storage of large waste containers (e.g. 3 containers of 96-</p>	Development Application Review and Plan Check	Prior to Issuance of Building Permit	Development Services Director

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	gallons). This system reduces waste production by encouraging recycling of material.			