Appendix B

Mitigation Monitoring and Reporting Program

MITIGATION MONITORING AND REPORTING PROGRAM FOR THE

Arrow Commerce Center Project

SCH No. 2023110033

Prepared for:

City of Rancho Cucamonga
Planning Department
10500 Civic Center Drive
Rancho Cucamonga, CA 91730

February 2026

MITIGATION MONITORING AND REPORTING PROGRAM FOR THE

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Prepared for:

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LIST OF ABBREVIATIONS

CAP	Climate Action Plan
CEQA	California Environmental Quality Act
City	City of Rancho Cucamonga
COC	contaminant of concern
dB	decibel
dBA	a-weighted decibel
DRO	diesel range organics
DTSC	Department of Toxic Substances Control
EIR	environmental impact report
EV	electric vehicle
g/L	grams per liter
GBMI	Gabrielino Band of Mission Indians- Kizh Nation
GWP	global warming potential
IE	Inland Empire
LUC	land use covenant
MBMI	Morongo Band of Mission Indians
MMRP	mitigation monitoring and reporting program
NZE	near-zero emission
OM&M	Operations, Maintenance, and Monitoring
PCB	polychlorinated biphenyls
PRC	Public Resources Code
SCAQMD	South Coast Air Quality Management District
SR	State Route
TCR	tribal cultural resources
TRU	Transport Refrigeration Unit
VIMS	vapor intrusion mitigation system
VMT	vehicle miles traveled
VOC	volatile organic compound
ZE	zero emission

MITIGATION MONITORING AND REPORTING PROGRAM

INTRODUCTION

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code [PRC] Section 21000 et seq.), the City of Rancho Cucamonga (City) prepared an environmental impact report (EIR) for the Arrow Commerce Center Project (State Clearinghouse No. 2023110033) that identified significant impacts and mitigation measures that would reduce the identified impacts to less-than-significant levels, where feasible.

CEQA Section 21081.6 and State CEQA Guidelines Sections 15091(d) and 15097 require public agencies to adopt a reporting and monitoring program for the changes made to the project it has adopted or made a condition of project approval to mitigate or avoid significant effects on the environment. This mitigation monitoring and reporting program (MMRP) has been prepared for the project because the EIR identifies potentially significant adverse impacts related to project implementation, as well as mitigation measures to reduce those impacts. Adoption of this MMRP would occur along with approval of the project.

PURPOSE OF MITIGATION MONITORING AND REPORTING PROGRAM

This MMRP has been prepared to ensure that all required mitigation measures are implemented and completed in a satisfactory manner before and during project construction and operation, as applicable.

ROLES AND RESPONSIBILITIES

The City is responsible for overall administration of the MMRP and for verifying that the project proponent, construction contractor, or other designated party has completed the necessary actions for each measure. The party responsible for implementing each item will identify the staff members responsible for coordinating with the City on the MMRP.

MITIGATION MONITORING AND REPORTING PROGRAM TABLE

Table 1, provided below, has been prepared to assist the responsible parties with implementing the mitigation measures. The numbering of mitigation measures follows the numbering used in the EIR. Mitigation measures that are referenced more than once in the EIR are not duplicated in the MMRP table. The table includes the following columns:

- Mitigation Measures: This column presents all the mitigation measures identified in the EIR, each of which has been adopted and incorporated into the project.
- Implementing Party: This column identifies the entity responsible for undertaking the required action.
- Timing: Implementation of the action must occur before or during some part of project approval, project design, or project construction or on an ongoing basis. This column identifies the timing for implementation of each mitigation measure.
- Verification of Compliance: The City is responsible for ensuring that mitigation measures are successfully implemented. The "Verification of Compliance" column is to be used by the City to indicate how and when a mitigation measure was implemented. The City, at its discretion, may delegate implementation responsibility or portions thereof to qualified consultants or contractors.

Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Implementing Party	Timing	Verification of Compliance
Air Quality			
Mitigation Measure 3.2-2a: Construction Low VOC Coatings To reduce VOC emissions during construction activities involving the application of coatings, the construction contractors shall use low-VOC coatings with a VOC content of 10 g/L or less during all phases of construction or comply with SCAQMD Rule 113 and extend the painting schedule to ensure VOC emissions do not exceed SCAQMD regional construction thresholds. Prior to the issuance of a building permit, the project applicant shall submit a list of coatings to be used, their respective VOC content, and a summary of the surface area to be painted to the City. The project applicant and future tenants shall report this information to the City to verify compliance. This shall be enforced through oversight by the City and shall be included as part of contractual lease agreement language to ensure the tenants/lessees are informed of all ongoing responsibilities during construction.	Project applicant, construction contractors, and/or future tenants, with City oversight	Prior to issuance of a grading permit and during all phases of construction involving the application of coatings	
Mitigation Measure 3.2-2b: Zero Emission Electrical Design and Operation To reduce impacts from operations-related exhaust emissions, the project shall be required to employ fully electric yard equipment and include EV charging stations to allow for the EV truck charging. ▶ All yard equipment used onsite for warehouse operations, including but not limited to forklifts and yard trucks, shall be powered by zero emission (ZE) technology, such as battery electric. The project applicant shall provide adequate charging stations within the project site to allow for the use of 100 percent EV equipment. These requirements are consistent with Strategy 1.4 of the CAP, which requires equipment used in the operation of commercial and industrial uses greater than or equal to 50 horsepower to be equipped with ZE technology or fuels. ▶ The project applicant shall provide 10 percent "EV Ready" parking spaces, and 5 percent "EV Installed" parking spaces. These requirements are consistent with Strategy 1.2 of the CAP and, for the purposes of this measure, applies to both employee parking and medium-duty and heavy-duty truck parking. In order for this measure to be feasible, the project applicant shall ensure that the building design includes adequate electrical infrastructure to power the EV charging units in addition to the building's other electrical demands. ▶ The project applicant shall disclose this requirement to all tenants/business entities prior to the signing of any lease agreement. In addition, the limitation on using only ZE off-road yard equipment and adequate automotive and truck charging shall be included in all leasing agreements. Prior to issuance of a Business License for a new tenant/business entity, the project facility owner and tenant/business entity shall provide to the City Planning Division a signed document (verification document) noting that the Project development/facility owner has disclosed to the tenant/business entity the requirement to use only ZE equipment for daily operations. ▶ The use of gasoline-powered landscape equipment shall be prohibited. This shall be enforced through verification of the City through a condition of approval made between future project applicants and the City. For this measure to be successfully implemented, the project applicant shall install electrical outlets	Project applicant, facility owner, and future building tenant(s), with City oversight	Prior to issuance of a Business License and throughout the life of the project	

Mitigation Measures	Implementing Party	Timing	Verification of Compliance
on the exterior of buildings so that the corded electric landscaping equipment can be more easily used in different areas, and batteries can be charged if indoor charging is not available. If zero emission equipment and/or fuel options are not commercially available for the project's heavy-duty off-road equipment needs, the applicant shall demonstrate that a minimum of three off-road equipment fleet owners/operators/fuel providers in the San Bernardino County or adjacent counties were contacted and responded that zero emission equipment and/or fuel options are not commercially available for the project's heavy-duty off-road equipment needs.			
Mitigation Measure 3.2-2c: Transport Refrigerant Unit Electrical Hookups for Cold Storage Uses The project applicant shall install electrical hookups at every loading dock door and truck parking area for Transport Refrigeration Units (TRUs) with electric standby capabilities. TRUs are refrigeration systems powered by diesel internal combustion engines designed to refrigerate or heat perishable products that are transported in various containers, including truck vans, semi-truck trailers, shipping containers, and railcars. This measure requires TRUs to be plugged in, thereby eliminating the need to run TRUs on diesel. This measure only applies to the portion of future tenant uses that includes cold storage warehousing. Future tenants of cold storage facilities (e.g., storage facility equipped with temperature-controlled environments) within the project site shall ensure that all TRUs are plugged in and that no TRUs run on diesel power. In order for this measure to be feasible, the project applicant shall ensure that the building design includes adequate electrical infrastructure to allow for the charging of all TRUs. If zero emission equipment and/or fuel options are not commercially available for the project's heavy-duty off-road equipment needs. To support this, the applicant shall demonstrate that a minimum of three off-road equipment fleet owners/operators/fuel providers in the San Bernardino County or adjacent counties were contacted and responded that zero emission equipment and/or fuel options are not commercially available for the project's heavy-duty off-road equipment needs.	Project applicant, facility owner, and future building tenant(s), with City oversight	Prior to issuance of building permits and throughout the life of the project	
Mitigation Measure 3.2-2d: Idling Limits During Operations The project proponent and future tenants shall ensure that all medium- and heavy-duty trucks that visit the project site limit their idling by shutting down engines when not in use. Ilding shall be limited to a maximum idling time of less than 3 minutes at any given location and a total of 15 minutes total within the project site for each truck visit. The future tenants shall install clear signage regarding the limitation on idling time at the delivery driveway and loading areas. The project applicant and future tenants shall report this information to the City to verify compliance. This shall be enforced through oversight by the City and shall be included as part of the contractual lease agreement language to ensure the tenants/lessees are informed of all ongoing responsibilities.	Project proponent and future tenant(s), with City oversight	Throughout the life of the project	

Mitigation Measures	Implementing Party	Timing	Verification of Compliance
Archaeological, Historical, and Tribal Cultural Resources			
Mitigation Measure 3.3-1: For All Ground-Disturbing Construction Activities, Halt Ground Disturbance Upon Discovery of Subsurface Archaeological Deposits In the event that any precontact or historic era subsurface archaeological features or deposits, including locally darkened soil ("midden"), that could conceal cultural deposits are discovered during construction, all ground-disturbing activity within 50 feet of the resources shall be halted by construction personnel, and a qualified professional archaeologist (one who meets the Secretary of the Interior's Professional Qualification Standards for archaeology) shall be retained to assess the significance of the find. If the qualified archaeologist determines the archaeological material to be Native American in nature, the City shall contact the appropriate California Native American tribes (GBMI, MBMI, and other tribes affiliated with the project site). A California Native American tribe(s) that is traditionally and culturally affiliated with the project site may make recommendations for further evaluation and treatment as necessary and provide input on the preferred treatment of the find. If the find is determined to be significant by the qualified archaeologist or the tribal representative (i.e., because it is determined to constitute a unique archaeological resource or a tribal cultural resource, as appropriate), the qualified archaeologist and tribal representative, as appropriate, shall develop, and the applicant shall implement appropriate procedures to protect the integrity of the resource and ensure that no additional resources are significantly affected. Procedures shall include but would not necessarily be limited to preservation in place (which shall be the preferred manner of protecting unique archaeological resources and tribal cultural resources), archival research, monitoring, subsurface testing, or contiguous block unit excavation and data recovery (pursuant to a data recovery plan). No work at the discovery location shall resume until all necessary investigation and evaluation of the resource has been concluded by the archaeologist and/or tribal representative(s).	Project applicant, construction contractors, qualified professional archaeologist, and tribal representative, with City oversight	During construction-related ground-disturbing activities	
Mitigation Measure 3.3-2a: Provide all Cultural Documents to MBMI and Continue Coordination The project applicant shall retain a Native American Monitor from or approved by MBMI. The monitor shall be retained prior to the commencement of any "ground-disturbing activity" for the proposed project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the proposed project, such as public improvement work). "Ground-disturbing activity" shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching. A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity. The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or "TCR"), as well as any discovered Native American (ancestral) human remains and	Project applicant and the City	Prior to and the commencement of ground-disturbing activity or the issuance of any permit necessary to commence a ground-disturbing activity, during ground-disturbing activities	

Mitigation Measures	Implementing Party	Timing	Verification of Compliance
burial goods. Copies of monitor logs will be provided to the project applicant upon written request to the Tribe. On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the MBMI from a designated point of contact from the project applicant that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the proposed project are complete; or (2) a determination and written notification by MBMI to the project applicant that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact TCRs.			
Mitigation Measure 3.3-2b: Retain a Native American Monitor from the GBMI Prior to Commencement of Ground-Disturbing Activities The project applicant shall retain a Native American Monitor from or approved by the GBMI. The monitor shall be retained prior to the commencement of any "ground-disturbing activity" for the proposed project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the proposed project, such as public improvement work). "Ground-disturbing activity" shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching. A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity. The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or "TCR"), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant upon written request to the Tribe. On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the GBMI from a designated point of contact from the project applicant that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the proposed project are complete; or (2) a determination and written notification by the GBMI to the project applicant that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact TCRs.	Project applicant and the City	Prior to and the commencement of ground-disturbing activity or the issuance of any permit necessary to commence a ground-disturbing activity, during ground-disturbing activities	
Mitigation Measure 3.3-2c: Halt Ground Disturbance Upon the Unanticipated Discovery of Tribal Cultural Resource Objects (Non-Funerary/Non-Ceremonial) Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the tribal monitors and/or GBMI/MBMI archaeologists. Affected tribes will recover and retain all discovered TCRs in the form and/or manner the Tribe(s) deems appropriate, in the Tribe's sole discretion, and for any purpose the Tribe(s) deems appropriate, including for educational, cultural and/or historic purposes, or repatriation.	Project applicant and construction contractors, with oversight from the City	During construction involving ground-disturbing activities	

Mitigation Measures	Implementing Party	Timing	Verification of Compliance
Mitigation Measure 3.3-2d: Halt Ground Disturbance Upon the Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in PRC Section 5097.98, are also to be treated according to this statute. If Native American human remains and/or grave goods are discovered or recognized on the project site, then PRC 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed. Human remains and grave/burial goods shall be treated alike per California PRC section 5097.98(d)(1) and (2). Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.	Project applicant, construction contractors, and the City	During construction involving ground-disturbing activities	
Energy			
Mitigation Measure 3.2-2b: Zero Emission Electrical Design and Operation This mitigation measure is described under "Air Quality," above.	See "Air Quality" above	See "Air Quality" above	
Mitigation Measure 3.2-2c: Transport Refrigerant Unit Electrical Hookups for Cold Storage Uses This mitigation measure is described under "Air Quality," above.	See "Air Quality" above	See "Air Quality" above	
Mitigation Measure 3.7-1a: Zero Emission Construction Equipment This mitigation measure is described under "Greenhouse Gase Emissions and Climate Change," below.	See "Greenhouse Gas Emissions and Climate Change" below	See "Greenhouse Gas Emissions and Climate Change" below	
Mitigation Measure 3.7-1b: Install Renewable Energy This mitigation measure is described under "Greenhouse Gase Emissions and Climate Change," below.	See "Greenhouse Gas Emissions and Climate Change" below	See "Greenhouse Gas Emissions and Climate Change" below	
Geology and Soils			
Mitigation Measure 3.6-4a: Retain a Qualified Paleontologist Prior to the start of earthwork, a qualified paleontologist shall be retained to oversee the paleontological mitigation program and shall attend the pre-construction meeting to consult with proposed project contractors concerning excavation schedules, paleontological field techniques, and safety issues relating to the protection of paleontological resources that could be encountered. The qualified Paleontologist shall have the following qualifications: ▶ an M.S. or Ph.D. emphasizing paleontology and sedimentary geology, ▶ professional experience with paleontological procedures and techniques, ▶ knowledge of the geology and paleontology of San Bernardino County, and ▶ at least 2 years of work experience as a paleontological mitigation project supervisor.	Project applicant, qualified paleontologist, and construction contractors, with City oversight	Prior to the start of earthwork and for the duration of construction activities involving earthwork	

Mitigation Measures	Implementing Party	Timing	Verification of Compliance
In addition, a professional repository shall be designated by the qualified Paleontologist to receive and curate any discovered/recovered fossils. A professional repository is defined as a recognized paleontological specimen repository (e.g., an American Alliance of Museums-accredited museum or university) with a permanent curator, and that is capable of storing fossils in a facility with adequate security against theft, loss, damage, fire, pests, and adverse climate conditions (i.e., San Bernardino County Museum). The qualified Paleontologist shall also direct the work of the paleontological monitor described in Mitigation Measure 3.6-4b.			
Mitigation Measure 3.6-4b: Monitor Earthwork that Exceeds 5 Feet Below Ground Surface A paleontological monitor shall be on-site full-time to monitor earthwork that exceeds 5 feet below ground surface (e.g., remedial grading for the building pads, excavation for water quality basins, and trenching for subgrade utilities), unless such earthwork only involves areas of known artificial fill. The paleontological monitor shall have the following qualifications: ▶ a college degree emphasizing paleontology with experience in the recognition and salvage of fossils materials, or ▶ 2 years of demonstrable equivalent experience in the recognition and salvage of fossil materials. The paleontological monitor shall work under the direction of the qualified paleontologist. The paleontological monitor shall be empowered with the authority to salvage fossils as they are unearthed and remove samples of sediments that are likely to contain small fossil invertebrates and vertebrates. The paleontological monitor shall also be empowered to temporarily halt or divert construction activities where necessary to allow for salvage of fossils, removal of sediment samples, and removal of any abundant or large specimens.	Project applicant, paleontological monitor, qualified paleontologist, and construction contractors, with City oversight	For the duration of construction activities that involve earthwork that exceed 5 feet below the ground surface	
Mitigation Measure 3.6-4c: Complete Initial Assessment if Resources are Discovered If fossils are identified during earthwork by the paleontological monitor, the qualified paleontologist shall make an initial assessment of their significance. All identifiable vertebrate fossils (large or small) and uncommon invertebrate, plant, and trace fossils are considered to be significant and shall be recovered. Representative samples of common invertebrate, plant, and trace fossils shall also be recovered. In instances where recovery of small fossil remains (e.g., isolated teeth of small vertebrates) is required, it may be necessary to collect bulk-matrix samples for screen-washing as determined by the qualified paleontologist.	Project applicant, paleontological monitor, and qualified paleontologist, with City oversight	For the duration of construction activities that involve earthwork	
Mitigation Measure 3.6-4d: Halt Work Conditions if Resources are Discovered while Qualified Paleontologist and Paleontological Monitor are Absent In the event that potential fossils are encountered when the paleontological monitor is not monitoring the earthwork (i.e., an inadvertent discovery occurs when the conditions described in Mitigation Measure 3.6-4a are not present), earthwork within the vicinity of the discovery site shall temporarily halt, and the qualified paleontologist or paleontological monitor shall be contacted and shall evaluate the significance of the discovery. Earthwork within the vicinity of the encounter shall not proceed until so directed by the paleontological monitor. If the inadvertent discovery is determined to be significant by the qualified paleontologist, the fossils shall be recovered, as outlined in Mitigation Measure 3.6-4c.	Project applicant, paleontological monitor, qualified paleontologist, and construction contractors, with City oversight	For the duration of construction activities that involve earthwork	

Mitigation Measures	Implementing Party	Timing	Verification of Compliance
Mitigation Measure 3.6-4e: Catalog Resources Discovered Any fossil remains salvaged during construction shall be cleaned, repaired, sorted, taxonomically identified, and cataloged as part of the mitigation program. Fossil preparation shall include screen-washing of bulk matrix samples for microfossils or other laboratory analyses (e.g., radiometric carbon dating), if determined to be necessary by the qualified paleontologist (or paleontological monitor) as outlined in Mitigation Measure 3.6-4c. Fossil preparation and curation activities may be conducted at the laboratory of the qualified paleontologist, at an appropriate outside agency, and/or at the designated repository, and shall follow the standards of the designated repository.	Project applicant and qualified paleontologist, with City oversight	For the duration of construction activities that involve earthwork	
Mitigation Measure 3.6-4f: Curate Resources at a Professional Repository Prepared fossils, along with copies of all pertinent field notes, photos, and maps, shall be curated at a professional repository, the San Bernardino County Museum, as outlined in Mitigation Measure 3.6-4a. The qualified paleontologist shall have a written repository agreement with the professional repository prior to their initiation of work on the proposed project.	Project applicant and qualified paleontologist, with City oversight	Prior to the initiation of work on the proposed project and for the duration of construction activities that involve earthwork	
Mitigation Measure 3.6-4g: Create a Final Summary Report A final summary report shall be completed at the conclusion of the monitoring and curation phases of work and shall summarize the results of the mitigation program. The report shall be completed by or under the direction of the qualified paleontologist. A copy of the paleontological monitoring report shall be submitted to City of Rancho Cucamonga Planning Director and to the professional repository, the San Bernardino County Museum. The report and specimen inventory, when submitted to the City of Rancho Cucamonga with confirmation of the curation of recovered specimens into the San Bernardino County Museum shall signify completion of the program to mitigate impacts to paleontological resources.	Project applicant and qualified paleontologist, with City oversight	At the conclusion of monitoring and curation phases	
Greenhouse Gas Emissions and Climate Change			
Mitigation Measure 3.2-2b: Zero Emission Electrical Design and Operation This mitigation measure is described under "Air Quality," above.	See "Air Quality" above	See "Air Quality" above	
Mitigation Measure 3.2-2c: Transport Refrigerant Unit Electrical Hookups for Cold Storage Uses This mitigation measure is described under "Air Quality," above.	See "Air Quality" above	See "Air Quality" above	
Mitigation Measure 3.7-1a: Zero Emission Construction Equipment At least 50 percent of the equipment used onsite to construct the project shall be powered by near-zero emission (NZE) or zero emission (ZE) technology. Examples of NZE and ZE technologies include battery electric, renewable diesel, hydrogen, or biomethane. This requirement applies to all construction equipment greater than or equal to 50 horsepower. If NZE or ZE equipment and/or fuel options are not commercially available for the project's construction equipment needs, the applicant shall demonstrate that a minimum of three off-road equipment fleet owners/operators/fuel providers in the San Bernardino County or adjacent counties were contacted and responded that NZE or ZE equipment and/or fuel options are not commercially available for the project's heavy-duty off-road equipment needs.	Project applicant and construction contractors, with City oversight	During all phases of construction	

Mitigation Measures	Implementing Party	Timing	Verification of Compliance
Mitigation Measure 3.7-1b: Install Renewable Energy The project applicant and future tenants shall design facilities with renewable energy to meet the maximum percent feasible of future power needs, including both building uses as well as charging for electrical equipment, vehicles, and trucks. The renewable energy will be installed consistent with Development Code Section 17.76.020, Development Criteria for Solar Systems, Subsection B. Design of renewable energy shall be demonstrated on building plans and submitted for approval by the City prior to the issuance of building permits.	Project applicant, facility owner, and future building tenant(s), with City oversight	Prior to issuance of building permits and throughout the life of the project	
Mitigation Measure 3.7-1c: Low GWP Refrigerants in Cold Storage The proposed project shall ensure that refrigerants with a lower global warming potential are used in cold storage refrigeration units. Typical replacements for R-410a, which has a GWP of 2087.5, include R-454b and R-32, which have a GWP of 465.39 and 675, respectively. Use of low GWP refrigerants shall be demonstrated on building plans for tenant improvements prior to the issuance of certificate of occupancy for the future tenant and shall be subject to City approval.	Project applicant and future tenant(s), with City oversight	Prior to the issuance of certificate of occupancy and throughout the life of the project	
Mitigation Measure 3.13-2a: Implement Commute Trip Reduction Marketing This mitigation measure is described under "Transportation," below.	See "Transportation" below	See "Transportation" below	
Mitigation Measure 3.13-2b: Provide Employee Rideshare Program This mitigation measure is described under "Transportation," below.	See "Transportation" below	See "Transportation" below	
Mitigation Measure 3.13-2c: Provide End-of-Trip Bicycle Facilities This mitigation measure is described under "Transportation," below.	See "Transportation" below	See "Transportation" below	
Mitigation Measure 3.13-2d: Provide Employer-Sponsored Vanpool This mitigation measure is described under "Transportation," below.	See "Transportation" below	See "Transportation" below	
Hazards and Hazardous Materials			
Mitigation Measure 3.8-2: Implement Remedial Action Plan To mitigate the potential for exposure to hazardous conditions, the project applicant shall implement the Remedial Action Plan prepared by Roux Associates 2025 under the oversight of DTSC. The following actions shall be required to protect human health and the environment by minimizing the potential risk of exposure to future on-site receptors, as well as minimizing or eliminating potential future groundwater degradation from leaching of COCs: ▶ Permanent removal of soils, asphalt, and concrete in areas of concern impacted by DRO, metals, benzo[a]pyrene, PCBs, will be excavated to appropriate screening levels. ▶ A passive vapor intrusion mitigation system (VIMS) will be designed in accordance with DTSC's Vapor Intrusion Mitigation Guidance and installed beneath the future Building 4 to mitigate potential accumulation and intrusion of VOCs.	Project applicant, developer, landowner, and construction contractors, with oversight by the City Planning Director and the San Bernardino County Environmental Health Division	Prior to issuance of grading permit and throughout the life of the project	

Mitigation Measures	Implementing Party	Timing	Verification of Compliance
▶ Future land use at the Site, including the prohibition of groundwater use for drinking water purposes, will be restricted through recording of a land use covenant (LUC) with the San Bernardino County Recorder's Office, pursuant to California Code of Regulations, Title 22, Section 67391.1. ▶ A Site-specific Operations, Maintenance, and Monitoring (OM&M) Plan will be prepared for the Site, which will define sampling and reporting procedures for soil vapor probes and indoor air. The OM&M Plan also will define contingency plans and provide decision-making protocols. DTSC shall provide site clearance demonstrating that the site has been properly remediated to satisfactory screening levels prior to the City issuing a grading permit for the proposed project.			
Noise and Vibration			
Mitigation Measure 3.11-1: Implement Nighttime Construction-Noise Reduction Measures Prior to issuance of a grading permit by the City, the project applicant shall implement or incorporate the following construction noise reduction measures into construction specifications for construction contractor implementation during concrete pours and any other nighttime (i.e., 10:00 p.m. to 6:00 a.m.) project construction activity: ▶ All construction equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturer recommendations. Equipment engine shrouds shall be closed during equipment operation. ▶ All construction equipment and staging areas shall be located the maximum feasible distance from adjacent noise-sensitive land uses (i.e., SR 1, SR 3, and SR 4), and/or located such that existing or constructed noise attenuating feature (e.g., temporary noise wall or blanket) block line-of-site between affected land uses and the construction noise source. ▶ Stationary noise sources such as generators or pumps shall be located the maximum feasible distance from adjacent uses (i.e., SR 1, SR 3, and SR 4). ▶ Concrete mixing shall occur off-site and electric-powered equipment shall be used instead of pneumatic or internal combustion powered equipment, where electric-powered equivalents are commercially available. ▶ All motorized construction equipment shall be shut down when not in use to prevent idling. ▶ For construction activity that would occur within a clear line-of-sight of adjacent offsite receptors (i.e., SR 1, SR 3, and SR 4), temporary sound barriers to attenuate noise, such as temporary noise curtains, sound walls, or similar products that provide a barrier to attenuate construction noise shall be installed. The temporary sound barrier shall be located between the project construction noise sources and receptors to shield the receptors from construction noise. When installed properly, acoustic barriers can reduce construction noise levels by approximately 8-10 dB (EPA 1971). The installation of any temporary sound barrier shall meet all the following criteria: ▪ Be installed as close as feasible to the boundary of the construction site within the direct line of sight path of the nearby receptor(s);	Project applicant and construction contractors, with City oversight	Prior to issuance of grading permit and during concrete pours and any other nighttime (i.e., 10:00 p.m. to 6:00 a.m.) project construction activity	

Mitigation Measures	Implementing Party	Timing	Verification of Compliance
▪ Shall consist of durable, flexible composite material featuring a noise barrier layer bound to sound-absorptive material on one side; and ▪ Shall consist of rugged, impervious material with a surface weight of at least one pound per square foot, such that a minimum of 10 dBA reduction is achieved on the receiving side of the sound barrier.			
Transportation			
Mitigation Measure 3.13-2a: Implement Commute Trip Reduction Marketing Prior to the issuance of certificate of occupancy by the City, the project tenant(s) shall implement a marketing strategy to promote the project site employer's commute trip reduction program. The marketing strategy shall reduce project generated VMT per employee by 4 percent. The following features (or similar) shall be evaluated as part of development of the marketing strategy: ▶ on-site or online commuter information services, ▶ employee transportation coordinators, ▶ on-site or online transit pass sales, and ▶ guaranteed ride home service.	Project tenant(s), with City oversight	Prior to issuance of certificate of occupancy and throughout the life of the project	
Mitigation Measure 3.13-2b: Provide Employee Rideshare Program Prior to the issuance certificate of occupancy for the future tenant by the City, the project tenant(s) shall implement a ridesharing program for employees with similar commutes with through funding requirements for employers. Existing programs including IE Commuter can be leveraged for this measure. The employee rideshare program shall reduce project generated VMT per employee by 4 percent. The following strategies shall be evaluated as part of development of the rideshare program: ▶ designating a certain percentage of desirable parking spaces for ridesharing vehicles, ▶ designating adequate passenger loading and unloading and waiting areas for ridesharing vehicles, and ▶ providing an app or website for coordinating rides.	Project tenant(s), with City oversight	Prior to issuance of certificate of occupancy and throughout the life of the project	
Mitigation Measure 3.13-2c: Provide End-of-Trip Bicycle Facilities Prior to the issuance of certificate of occupancy for the future tenant by the City, the project applicant or future tenant shall install and maintain end-of-trip facilities for employee use. The implementation of end-of-trip facilities shall reduce project generated VMT per employee by 0.3-percent. End-of-trip facilities considered in the proposed project shall include but not be limited to: bike parking, bike lockers, showers, and personal lockers.	Project applicant, with City oversight	Prior to issuance of building permits and throughout the life of the project	
Mitigation Measure 3.13-2d: Provide Employer-Sponsored Vanpool	Project tenant(s), with City oversight	Prior to issuance of certificate of occupancy and throughout the life of the project	

Mitigation Measures	Implementing Party	Timing	Verification of Compliance
Prior to the issuance of certificate of occupancy for the future tenant by the City, the project tenant(s) shall implement an employer-sponsored vanpool service. The employer-sponsored vanpool service shall be designed and operated to reduce project generated VMT per employee by 1.6 percent.			

Notes: CAP = Climate Action Plan; City = City of Rancho Cucamonga; COC = contaminant of concern; dB = decibel; dBA = a-weighted decibel; DRO = diesel range organics; DTSC = Department of Toxic Substances Control; EV = electric vehicle; GBMI = Gabrielino Band of Mission Indians- Kizh Nation; GWP = global warming potential; IE = Inland Empire; g/L = grams per liter; LUC = land use covenant; MBMI = Morongo Band of Mission Indians; NZE = near-zero emission; OM&M = Operations, Maintenance, and Monitoring; PCB = polychlorinated biphenyls; PRC = Public Resources Code; SCAQMD = South Coast Air Quality Management District; SR = State Route; TCR = tribal cultural resources; TRUs = Transport Refrigeration Units; VIMS = vapor intrusion mitigation system; VMT = vehicle miles traveled; VOC = volatile organic compound; ZE = zero emission

REFERENCES

EPA. *See* US Environmental Protection Agency.

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US Environmental Protection Agency. 1971 (December). Noise from Construction Equipment and Operations, Building Equipment, and Home Appliances. Washington, DC. Prepared by Bolt Baranek and Newman.

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