June 2021 | Mitigation Monitoring and Reporting Program
State Clearinghouse No. 2000121036

Preserve School #2

Prepared for:

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PLACEWORKS

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1. Mitigation Monitoring and Reporting Program

1.1 INTRODUCTION

This Mitigation Monitoring Program has been developed to provide a vehicle by which to monitor mitigation measures outlined in the Addendum to The Preserve Chino Sphere of Influence–Subarea 2 (State Clearinghouse No. 2000121036). The Mitigation Monitoring Program has been prepared in conformance with Section 21081.6(a)(1) of the Public Resources Code.

> The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead or responsible agency, prepare and submit a proposed reporting or monitoring program.

1.2 PROJECT LOCATION

The project site is a 12-acre lot southwest of the intersection of East Preserve Loop and Market Street and north of Academy Street in The Preserve Specific Plan area of the City of Chino, San Bernardino County.

1.3 PROJECT SUMMARY

The Chino Valley Unified School District (District) proposes the acquisition of a 12-acre lot for the development and operation of a K-8 school campus to house up to 1,200 students on a 4-track, year-round schedule (Proposed Project). The campus would include six permanent, single-story school buildings in the mid- and northcentral portions of the site, with a total footprint of approximately 82,000 square feet. Space for future portable classroom buildings is along the western perimeter of the property, west of the permanent buildings. Outdoor recreational facilities are south of the buildings. Two parking lots with student loading and bus loading areas are proposed north and east of the buildings.

1.4 MITIGATION MONITORING

Table 1, *Mitigation Monitoring Plan*, lists the mitigation measures adopted from The Preserve Chino Sphere of Influence–Subarea 2 (Approved Project) that are applicable to the Proposed Project. The numbering of the mitigation measures follows those of the Approved Project.

The Mitigation Monitoring Plan identifies the mitigation measure required for the construction and operation of the Proposed Project, the entity responsible for implementing the mitigation measure, when the mitigation measure should be conducted, the entity responsible for ensuring the mitigation measure is implemented, and space for the monitor's signature and date to document when the measure was implemented.

Table 1 Mitigation Monitoring Plan

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required, Date of Compliance)
Air Quality					
AQ-2	**Construction Emissions.** Per SCAQMD Rule 403, the District and/or its construction contractor shall enforce the following measures: • 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 offsite streets if silt is carried over to adjacent public thoroughfares 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 construction contractors shall suspend grading operations during first and second stage smog alerts to reduce fugitive dust. • During grading and all site disturbance activities 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 onsite electrical power sources to the maximum extent practicable. Where such power is not available, the Contractor	Construction Manager	Construction	District	

Table 1 Mitigation Monitoring Plan

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required, Date of Compliance)
	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. • During all construction activities, the construction contractors 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 § 23114 to reduce spilling of material on area roads.				
Biological Resources					
B-3.3	**Burrowing Owls**. Pursuant to the City of Chino completed Resources Management Plan (RMP), which was developed in compliance with Certified EIR Mitigation Measure B-3, and pursuant to the 2012 CDFW Staff Report on Burrowing Owls, a qualified biologist shall conduct a pre-construction burrowing owl survey within three (3) days prior to construction activities and/or any disturbance on the Project Site that may impact burrowing owls and their occupied burrows. If burrowing owls are found on an individual development site, the Proposed Project could disrupt the owls, and the Project will be required to follow the CDFW burrowing owl relocation protocols, including the creation of artificial burrows, as follow: 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: i. Occupied burrows should not be disturbed during the nesting season, from February 1 through August 31. ii. If owls must be moved away from the disturbance area, passive relocation is preferable to trapping.	Qualified Biologist	Prior to the start of Construction	District	

Table 1 Mitigation Monitoring Plan

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required, Date of Compliance)
iii. A time period of at least one week is recommended to allow owls to move and acclimate to the alternate burrows.				
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).				
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.				
vi. One-way door should be left in place for at least 48 hours to ensure that owls have left the burrow before excavating the burrow.				
vii. One alternate burrow (natural or artificial) should be provided for each burrow that will be excavating in the project impact zone.				
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.				
ix. When excavating burrows, hand tools should be used, and the burrows should be refilled to prevent reoccupation.				
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.				
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-by-case basis for individual development projects, subject to the evaluation and recommendations of the biological study prepared for a given site.				

Table 1 Mitigation Monitoring Plan

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Cultural Resources					
CR-2	**Archaeological Monitoring.** Archeological monitoring of earth-disturbing activities shall be conducted by the District and/or its construction contractor. 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 and/or District. If the resources are found to be significant, the archaeologist shall determine, in consultation with the City and/or District, appropriate actions for further exploration and/or salvage recovery.	Qualified Archaeologist	During Grading and Trenching	District	
Geology and Soils					
GS-1	**Geotechnical and Soils Engineering Study.** All applications for individual development projects shall include a detailed Geotechnical and Soils Engineering Study which addresses potential hazards associated with fault rupture, seismicity and ground shaking, liquefaction, subsidence and near-surface groundwater. Such studies shall: • Conform to code requirements, and standards and guidelines established by the California Building Code; • Fully and accurately reflect site conditions regarding the possible hazards identified herein; and • Include all mitigation measures necessary for reducing risks posed by geologic hazards on the project site.	Registered Geologist and/or Civil Engineer, in conjunction with Architect of Record	Project Design	District	
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 Division of the State Architect.	Registered Geologist and/or Civil Engineer, in conjunction with Construction Contractor	Duration of Construction	District	

Table 1 Mitigation Monitoring Plan

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required, Date of Compliance)
Hazards and Hazardous Materials					
HM-3	**Environmental Site Assessments.** The District shall submit a completed Phase I Environmental Site Assessment and any subsequent soil hazards assessments (ESAs), which at a minimum, meets with the requirements of the most current standards of investigation established by the American Society of Testing and Materials (ASTM Standard E 1527) to the Department of Toxic Substances Control. The recommendations of such ESAs, including testing and soil remediation, if necessary, shall be adhered to reduce any identified hazards to acceptable levels.	Registered Geologist and/or Civil Engineer	Planning	District	
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.	Construction Contractor	Duration of Construction	District	
Hydrology and Water Quality					
HWQ-1	**NPDES.** The Proposed Project shall comply with the National Pollutant Discharge Elimination System (NPDES) regulations. The District shall demonstrate compliance with NPDES Stormwater Permit requirements to the satisfaction of the Santa Ana Regional Water Quality Control Board Applicable BMP provisions shall be incorporated into the NPDES Permit.	Construction Contractor	Prior to and During Construction	District	
HWQ-2	**Best Management Practices.** The District shall include appropriate structural and nonstructural 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 runoff minimizing landscape design, velocity dissipation devices, oil/grease separators, inlet trash racks, and catch basin stenciling. Nonstructural 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.	Construction Contractor	Prior to and During Construction	District	

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	The following are examples of BMPs that may be included within NPDES permit requirements for individual projects: • Use of sandbags 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 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. • Stenciling of catch basins and other publicly visible flood control facilities with the phrase "No Dumping-Drains to the Ocean."				
HWQ-3	**Best Management Practices.** The District shall apply Best Management Practices (BMPs) to reduce water pollution from urban runoff. Among the source-reduction BMPs that may be required are the following: • 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	Construction Contractor	Prior to and During Construction	District	

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	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.				
Noise					
N-1	**Construction Noise.** The following construction noise reduction measures will be implemented: • 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. • 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.	Construction Contractor	During Construction	District	
N-2	**Roadway Noise.** The District shall prepare acoustical studies to ensure that: • Usable exterior space meets noise standards of 65 dB CNEL through a combination of setback or barriers. • Instructional rooms along any project perimeter near noise-impacted roadways meet the interior standard of 45 dB CNEL through dual-paned windows, central air conditioning and other structural upgrades.	Qualified Noise Consultant	Prior to and Post Construction	District	
Public Services					
PS-F3	**Fire Protection Requirements.** Prior to construction, the District and/or the Project Architect 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.	Architect of Record	Planning	District	
PS-F4	**Water Lines.** Water lines within the project site shall be designed to meet fire requirements.	Architect of Record	Planning	District	

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PS-F5	**Fire Hydrants.** Fire hydrants shall be designed and placed specified by the Fire District at the time water lines to the project area are built or as a condition of development project approval.	Architect of Record	Planning	District	
Transportation					
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.	Traffic Engineer in conjunction with Architect of Record	Planning	District	
T-9	**Project Traffic Studies.** Traffic studies shall be required as deemed necessary by the City Engineer. Each study will identify the timing, and extent of required improvements to adequately evaluate future traffic impacts of individual projects needed to mitigate the impacts of such development.	Traffic Engineer and Construction Contractor	Planning and Construction	District	