

**CHINO SUBAREA 2 ('THE PRESERVE')
MITIGATION MONITORING PROGRAM (Cont.)**

EIR Section	Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party
5.2 Agriculture	<p>AG-1. Agricultural Land Preservation. The City of Chino will propose to participate in the Williamson Act Easement Exchange Program (WAEPP) and any plan that may be adopted pursuant to SB 831.</p>	Written or other evidence of participation	Ongoing (Following implementation of a plan for Chino Basin pursuant to SB 831)	Community Development Director
	<p>AG-2. Agency Coordination and Planning for Agricultural Uses. The City of Chino shall participate in a coordinated multi-agency planning program for sustainable agricultural uses within the Lower Chino/Prado Basin. This program should involve the principal public landowners within the basin, including but not limited to the U.S. Army Corps of Engineers, Orange County Flood Control District, and County of San Bernardino. Components of this program may include an agricultural feasibility study, acquisitions plan, and management plan for sustainable agricultural uses within the basin.</p>	Written or other evidence of participation/ coordination	Ongoing	Community Development Director
	<p>Also see Biological Resources Measure B-3(4), RMP-Urban Buffer/Transition Area</p>	Plan Check	Prior to Issuance of Grading Permit	Community Development Director
5.3 Hydrology and Water Quality	<p>HWQ-1. NPDES. 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</p>	Plan Check	Prior to Issuance of Grading Permit	City Engineer

**CHINO SUBAREA 2 ('THE PRESERVE')
MITIGATION MONITORING PROGRAM (Cont.)**

EIR Section	Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party
	<p>2) Review of subsequent projects for inclusion of 'mini-basins' for detention, filtration and recharge to groundwater;</p> <p>3) The design and location of Natural Treatment Systems (NTS) for water quality purposes within drainages; and</p> <p>4) Implementation of a water quality monitoring program at storm drain outlets to Prado Lake, Chino Creek and Mill Creek.</p> <p>The URMP shall be made available for review and comment by the Flood Control Districts of the counties of San Bernardino and Orange, the U.S. Army Corps of Engineers, and Orange County Water District during the City of Chino's review and approval process. The URMP shall assure to the satisfaction of the City of Chino that project development that drains into Chino Creek and Mill Creek will not unacceptably contribute to flooding, scour and erosion, or water quality degradation of these environmentally sensitive drainages.</p> <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,</p>	<p>Plan Check (for NPDES Permit Compliance)</p>	<p>Prior to Issuance of Grading Permit</p>	<p>City Engineer</p>

**CHINO SUBAREA 2 ('THE PRESERVE')
MITIGATION MONITORING PROGRAM (Cont.)**

EIR Section	Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party
	<p>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. 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. 			

**CHINO SUBAREA 2 ('THE PRESERVE')
MITIGATION MONITORING PROGRAM (Cont.)**

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	<ul style="list-style-type: none"> • 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." <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 	Plan Check	Prior to Issuance of Grading Permit	City Engineer

**CHINO SUBAREA 2 ('THE PRESERVE')
MITIGATION MONITORING PROGRAM (Cont.)**

EIR Section	Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party
	<ul style="list-style-type: none"> • Filter strips • Regular/routine maintenance <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>HWQ-4. Water Quality Monitoring. A water quality monitoring program should be implemented to regularly test the water quality at the project storm drainage outlets to Prado Lake, Chino Creek and Mill Creek. The program should be devised to differentiate the pollutant contributions of project development from dairies during the transitional period. If test results determine that the water quality standards established by the RWQCB are not being met, corrective actions acceptable to the RWQCB would be taken to improve the quality of surface runoff discharged from the outlets to a level in compliance with the adopted RWQCB standards.</p>	Water quality samples	Annual Monitoring Report	City Engineer
5.4 Biological Resources	<p>B-1. Zoning and Land Use Regulation.</p> <p>1. All areas below the 566-foot dam inundation line, except such areas located north of Pine</p>	Review of requests for changes in Land Use	Prior to Planning Commission action on	Community Development Director

**CHINO SUBAREA 2 ('THE PRESERVE')
MITIGATION MONITORING PROGRAM (Cont.)**

EIR Section	Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party
	<p>Avenue, will be retained within an open space or agricultural land use designation in order to provide protection for existing wildlife habitat values found in such areas and those to be created by the habitat enhancement activities described under mitigation B-3, below, as well as to avoid any new impacts.</p> <p>2. Any new development or expansions of existing land uses within the open space designations of The Preserve Specific Plan (i.e., Agriculture, Agriculture/Open Space-Natural, Open Space-Recreation, Open space-Natural and Open Space-Water) shall comply with the requirements and provisions of the Resource Management Plan (see Mitigation No. B-3, below) in order to mitigate potential adverse project-specific impacts on biological resources.</p> <p>B-2. Required Biological Studies</p> <p>1. Conduct a biological assessment of each specific project site to characterize the habitat types and the potential for the site to support any sensitive species or habitat.</p> <p>2. Where a sensitive species has the potential to occur, determine the level of potential for occurrence as low, moderate, or high. Provide scientific justification for this determination.</p>	<p>Designations utilizing the Zoning and Land Use Regulations Checklist (RMP Table 4-2)</p> <p>Development Application Review (see Zoning and Land Use Regulations Checklist--RMP Table 4-2)</p> <p>Development Application Review (see Required Biological Surveys Checklist--RMP Table 4-3)</p>	<p>requests for changes in Land Use Designations</p> <p>Prior to Issuance of Permit</p> <p>Prior to Approval of Development Projects or the Issuance of Grading Permits, as appropriate</p>	<p>Community Development Director</p> <p>Community Development Director</p>

CHINO SUBAREA 2 ('THE PRESERVE')
MITIGATION MONITORING PROGRAM (Cont.)

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	<p>3. If the potential for occurrence is moderate or high (e.g., the required habitat elements for this species are present and/or there has been a sighting of this species in the vicinity of the project site), conduct focused surveys within suitable habitat to determine the presence or absence of the species on the project site.</p> <p>4 Any surveys deemed necessary must be conducted by a biologist qualified to perform the needed survey(s). The City of Chino, or its consultant, will review and approve the personnel and methodology for any such proposed surveys.</p> <p>5. If a sensitive species or habitat is found to occur on a proposed project site, or occupies habitat that may be impacted directly or indirectly by the proposed project, this must be called to the City's immediate attention and documented in the biological assessment for the project.</p> <p>6. Mitigation measures to offset any potential impact to sensitive species and habitats must comply with the RMP and shall be included in the biological assessment. All lands set aside for conservation and/or other mitigation measures must be clearly documented in the final biological assessment.</p>			

**CHINO SUBAREA 2 ('THE PRESERVE')
MITIGATION MONITORING PROGRAM (Cont.)**

EIR Section	Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party
	<p>high quality wildlife habitat in a 300-acre Conservation Area to be located generally below the 566-foot inundation line and within the boundaries of the project area. The more specific location of the conservation area will be determined through the preparation of the RMP and will depend on availability of such lands for mitigation purposes, and the suitability of land for the enhancements envisioned. Such habitat will be designed to address the impacts that will occur as the result of development of The Preserve (i.e., raptor, waterfowl and burrowing owl habitat). Key enhancements that will be provided comprise the following:</p> <p>a.) A weed removal program and replanting of native vegetation within the 300-acre Conservation Area shall be implemented to create high quality raptor and burrowing owl foraging habitat.</p> <p>b.) Installation and maintenance of twenty (20) artificial burrowing owl nesting sites to mitigate for the loss of burrowing owl habitat. An illustrative example of an artificial burrow is provided in Exhibit 5.4.4). Nesting sites will be located and designed to facilitate use by burrowing owls.</p> <p>c.) Stands of trees shall be planted at a minimum of five (5) locations within the 300-</p>	<p>Areas (see Conservation Area Checklist—RMP Table 4-4)</p> <p>Enhancement/Restoration Checklist—RMP Table 4-5</p>	<p>EIR Certification</p> <p>Annual Report for first 5 years (RMP Table 4-5)</p>	<p>Community Development Director</p>

**CHINO SUBAREA 2 ('THE PRESERVE')
MITIGATION MONITORING PROGRAM (Cont.)**

EIR Section	Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party
	<p>acre Conservation Area to mitigate for the loss of raptor nesting/foraging habitat. Specifics regarding enhancements (i.e., location of tree stands, placement of artificial owl burrows, plant and tree species, long-term maintenance and management, etc.) will be detailed in the RMP.</p> <p>d.) The City shall obtain agreements with the landowners in the 300-acre Conservation Area in the form of an irrevocable license, conservation easement, right of entry, or other legally enforceable instrument to install and maintain the above habitat enhancements and to provide the City with a perpetual right to control uses which would conflict with the land's use as wildlife habitat.</p> <p>2. Alternate Location for the 300-acre Conservation Area (if needed)</p> <p>If the City is unable, or it is infeasible, to obtain the onsite mitigation agreements from property owners for all or a portion of the 300-acre conservation area, the City may acquire and enhance, or make other arrangements securing the right to permanently protect/preserve and enhance, land off-site within the Prado Basin (including Chino Hills). Such land must have similar biological value to land on-site within the areas planned for urban</p>	<p>Feasibility Study of Potential Conservation Areas (see Conservation Area Checklist—RMP Table 4-4)</p>	<p>Annual Report for first 5 years (RMP Table 4-5)</p>	<p>Community Development Director</p>

**CHINO SUBAREA 2 ('THE PRESERVE')
MITIGATION MONITORING PROGRAM (Cont.)**

EIR Section	Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party
	<p>development (generally above the 566-foot elevation line). In addition, provisions shall be made to provide enhancements/restoration similar to the measure described in Section B-3(1), above.</p> <p>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> <ul style="list-style-type: none"> 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. 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 	<p>Development Application Review and Burrowing Owl Mitigation Checklist (see RMP Table 4-6) (Measure to be implemented in accordance with the RMP.)</p>	<p>Prior to Issuance of Permit related to development, expansion of existing land uses, or other land use activities</p>	<p>Community Development Director</p>

**CHINO SUBAREA 2 ('THE PRESERVE')
MITIGATION MONITORING PROGRAM (Cont.)**

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	<p>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</p>			

**CHINO SUBAREA 2 ('THE PRESERVE')
MITIGATION MONITORING PROGRAM (Cont.)**

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	<p>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.</p> <p>4. Urban Buffer/Transition Area</p> <p>In order to limit urban intrusion into areas with habitat value that are below the 566-foot dam inundation line, a buffer area will be provided along the southern edge of urban development within the Preserve Specific Plan project area. The buffer will be designed to provide for limited access to habitat areas and will include provisions for the logical transition between urban structures/uses and habitat areas. Such provisions may address without limit measures regarding: location and type of land uses, lighting, vegetation and tree plantings. Specific features regarding the design, conceptual location, buffer width and/or setback requirements, timing and other features</p>	<p>Plan Check for Conformance with RMP Urban Buffer/Transition Area design guidelines (all Development Applications adjacent 566' Elevation Line)</p>	<p>Prior to approval of development project (Buffer/transition area improvements to be installed prior to issuance of Certificate of Occupancy.)</p>	<p>Community Development Director</p>

**CHINO SUBAREA 2 ('THE PRESERVE')
MITIGATION MONITORING PROGRAM (Cont.)**

EIR Section	Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party
	<p>of the buffer shall be included as part of the Resources Management Plan (RMP).</p> <p>While every reasonable effort will be made to seek such a buffer, this mitigation measure does not require land acquisition or obtaining any agreements with landowners in the form of an irrevocable license, conservation easement, right of entry, or other legally enforceable instrument for the purposes of providing the buffer, or for purposes of providing any of enhancements or features described under Mitigation Measure B-3(1).</p> <p>5. Surface Water and Riparian Habitat</p> <p>a.) All development will be required to satisfy any applicable requirements of USACE, Regional Water Quality Control Board and CDFG for Section 404 Clean Water Act permits and streambed alteration agreements.</p> <p>b.) Drainage Area B (see, Exhibit 5.4.5) will be designed as a naturalized drainage course and enhanced to provide riparian habitat values, including plantings of appropriate native species of plants and trees. It is anticipated that these enhancements will be provided in conjunction with drainage facilities and constructed "Natural Treatment Systems" (NTS) designed to improve water quality.</p>	<p>Development Application Review (see Surface Waters Checklist—RMP Table 4-7)</p> <p>Development Application Review and Plan Check</p>	<p>Prior to Issuance of Grading Permit</p> <p>Prior to Issuance of 1,800th Building Permit</p>	<p>Community Development Director</p> <p>Community Development Director</p>

CHINO SUBAREA 2 ('THE PRESERVE')
MITIGATION MONITORING PROGRAM (Cont.)

EIR Section	Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party
	<p>described in the Resources Management Plan. The fee shall be adopted by the City Council prior to the issuance of grading permits for new residential, commercial, office, industrial development, or public facilities; provided grading permits may be issued prior to final adoption of the fee upon developer's deposit with the City of adequate cash or other form of security in excess of the proposed fee, as approved by the City Council for the City. The fee shall be structured to cover the estimated cost of the identified mitigation measures, including:</p> <p>a.) Costs associated with obtaining agreements for the 300-acre conservation area with landowners in the form of conservation easements or other legally enforceable instruments as described under mitigation measures B-3-1 and B-3-2, above;</p> <p>b.) Costs associated with the design, installation, and maintenance of the various enhancements and improvements described above, including such appropriate refinements/adjustments as may be identified by the RMP.</p>		<p>under Mitigation B-3-8).</p> <p>Payment of fee once the fee is adopted to be prior to the issuance of grading permits.</p>	

**CHINO SUBAREA 2 ('THE PRESERVE')
MITIGATION MONITORING PROGRAM (Cont.)**

EIR Section	Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party
	<p>c.) Administration, management and monitoring of the 300-acre conservation area and other mitigation measures as appropriate, including adaptive management.</p> <p>Costs that form the basis for the mitigation fee may, at the discretion of the City, be defrayed through the use of grants or other government or private funding sources as such sources become available in the future.</p> <p>Costs for wetlands/riparian enhancements shall be structured in conjunction with costs for such improvements that also serve water quality and drainage purposes, which may be funded by project drainage and/or water quality fees.</p> <p>9. Participation in Regional Efforts</p> <p>The City has had ongoing involvement with various regional conservation-related efforts. The City will continue to be involved in and coordinate with such efforts within The Preserve. These efforts include, without limitation:</p> <p>a.) USACE and Orange County Water District's Prado Basin Master Plan;</p> <p>b.) IEUA's Chino Creek Habitat Restoration Program;</p>	<p>Written or other evidence of participation</p>	<p>Ongoing</p>	<p>Community Development Director</p>

**CHINO SUBAREA 2 ('THE PRESERVE')
MITIGATION MONITORING PROGRAM (Cont.)**

EIR Section	Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party
	<p>c.) Orange County Water District's Santa Ana River Watershed program;</p> <p>d.) USACE's Santa Ana River Mainstem Project;</p> <p>e.) Lower Chino Basin Working Group (Santa Ana River Working Group MOU) Resources Management Planning;</p> <p>f.) Chino Basin Center for Organic Materials (Santa Ana River Working Group MOU); Wildlife, Wetlands and Recreation Resource Conservation Program (Santa Ana River Working Group MOU);</p> <p>g.) Urban Transition Planning Smart Growth Program (Santa Ana River Working Group MOU);</p> <p>h.) Conjunctive Groundwater Management, Replenishment and Conservation Program (Santa Ana River Working Group MOU).</p> <p>i.) Chino Hills State Park General Plan (February 1999).</p> <p>10. Administration and Monitoring</p> <p>The City shall use a conservancy or land trust, or other similar, qualified entity to oversee and implement the Resources Management Plan and principally manage the 300-acre conservation area. Such an entity shall have</p>	<p>Execution of an agreement or similar instrument.</p>	<p>Concurrent with the City's cessation of RMP management</p>	<p>Community Development Director</p>

CHINO SUBAREA 2 ('THE PRESERVE')
MITIGATION MONITORING PROGRAM (Cont.)

EIR Section	Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party
	<p>expertise in the management of land and biological resources. The chosen entity may also jointly provide a similar function to adjacent jurisdictions, provided that effective implementation of the mitigation measures described herein can be achieved. The City Council shall use its best efforts to select and enter in to necessary agreements with the chosen entity prior to acquisition of any property through an irrevocable license, conservation easement, right of entry, or other legally enforceable instrument.</p>			
<p>5.5 Geology and Soils</p>	<p>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 groundshaking, liquefaction, subsidence and near-surface groundwater. Such studies shall:</p> <ul style="list-style-type: none"> • Conform to code requirements, and standards and guidelines established by the City of Chino; • Fully and accurately reflect site conditions regarding the possible hazards identified herein; and 	<p>Development Application Review and Plan Check</p>	<p>Prior to Issuance of Grading Permit</p>	<p>City Engineer</p>

**CHINO SUBAREA 2 ('THE PRESERVE')
MITIGATION MONITORING PROGRAM (Cont.)**

EIR Section	Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party
	results and remedial measures identified in the soils report.			
5.6 Hazards	<p>HM-1. Aircraft/Waterfowl Hazards. To minimize aircraft/wildlife hazards, sizeable water features that might attract waterfowl should be prohibited in the plan area east of the Airport.</p> <p>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.</p> <p>HM-3. Environmental Site Assessments. Prior to City consideration of any specific development projects within the plan area, developers will be required by the City to submit a completed Phase 1 Environmental Site Assessment (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). The recommendations of such ESAs, including testing and soil remediation, if necessary, shall be adhered to reduce any identified hazards to acceptable levels.</p>	<p>Development Application Review Plan Check</p> <p>development Application Review Plan Check</p> <p>Development Application Review</p>	<p>Prior to Issuance of Grading Permit</p> <p>Prior to Issuance of Building Permit</p> <p>Prior to Issuance of Grading Permit</p>	<p>Community Development Director</p> <p>Community Development Director</p> <p>City Engineer</p>

CHINO SUBAREA 2 ('THE PRESERVE')
MITIGATION MONITORING PROGRAM (Cont.)

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	<p>to minimize future freeway deficiencies. The City will actively participate in other future regional and/or subregional efforts to reduce freeway congestion.</p> <p>T-4. Regional/Subregional Transportation Planning. The City of Chino shall participate in planning efforts to develop subregional and/or regional transportation facilities based on equitable cost sharing programs among cities and counties.</p> <p>T-5. Traffic Operations and System Management. The City of Chino shall provide traffic operations and traffic systems management (TSM) improvements, including signal system coordination, automated traffic control, Smart Corridors, intelligent transportation systems, and other measures.</p> <p>T-6. Project Review for Trip Reduction and Travel Demand Management. Individual development projects shall be reviewed by the City for integration of trip reduction measures, travel demand management (TDM) strategies and alternative transportation modes, consistent with the Specific Plan.</p> <p>T-7. Transit Feasibility Study. In the initial phases of development, the City of Chino shall require that a Transit Feasibility Study be</p>	<p>Written or other evidence of planning coordination</p> <p>Plan Check and Measure T-9</p> <p>Development Application Review</p> <p>Acceptance of Transit Feasibility Study</p>	<p>Ongoing</p> <p>Ongoing</p> <p>Development Application Review and Prior to Issuance of Permits</p> <p>Initial development phase (i.e. within 24 months of Issuance of</p>	<p>City Transportation Manager</p> <p>City Transportation Manager</p> <p>City Transportation Manager</p> <p>City Transportation Manager</p>

**CHINO SUBAREA 2 ('THE PRESERVE')
MITIGATION MONITORING PROGRAM (Cont.)**

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	<p>prepared of the proposed project transit system. The feasibility study should address the timing of transit development vis-a-vis development phasing, and the interface with future regional transit works. To respond to potential issues related to the development of such a system, the following actions must be undertaken:</p> <ul style="list-style-type: none"> • Identify the various funding mechanisms associated with the construction and operation of the system. • Require each proposed project to provide adequate right of way for such a system and construct the required infrastructure. • Establish design criteria and an evaluation process for determining transit stop locations that ensure pedestrian access prior to tentative map approval. • Operational issues, such as the future management of the system, may be deferred until the appropriate time, based upon discussions with current regional transit providers. <p>T-8. Transit Service Extensions. The City of Chino shall contact appropriate transit agencies to encourage an expansion of transit services up to and within the project area.</p> <p>T-9. Project Traffic Studies. Traffic studies shall be required as deemed necessary by the</p>	<p>Evidence of Contact</p> <p>Development Application</p>	<p>Initial Grading Permits)</p> <p>Ongoing</p> <p>Prior to Issuance of</p>	<p>City Transportation Manager</p> <p>City Transportation</p>

CHINO SUBAREA 2 ('THE PRESERVE')
MITIGATION MONITORING PROGRAM (Cont.)

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	<p>Such studies shall assure that:</p> <ul style="list-style-type: none"> • Usable exterior space meets noise standards of 65 dB CNEL through a combination of setback or barriers. • Habitable interior 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. <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> <ul style="list-style-type: none"> • 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). • All real estate transactions within Subarea 2 within 1.0 mile of the airport boundary will 	<p>Development Application Review and Plan Check (Airport Overlay Zone) and Evidence of Notification</p> <p>Evidence of Notification</p>	<p>Prior to Issuance of Grading Permit</p> <p>Certificate of Occupancy</p>	<p>Community Development Director</p> <p>Community</p>

**CHINO SUBAREA 2 ('THE PRESERVE')
MITIGATION MONITORING PROGRAM (Cont.)**

EIR Section	Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party
	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.			Development Director
5.9 Air Quality	<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 the site to reduce the amount of particulate matter transferred to 	Plan Check	Prior to Issuance of Grading Permit	Community Development Director and City Engineer

**CHINO SUBAREA 2 ('THE PRESERVE')
MITIGATION MONITORING PROGRAM (Cont.)**

EIR Section	Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party
	<p>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. • During all construction activities, the construction contractors shall maintain 			

**CHINO SUBAREA 2 ('THE PRESERVE')
MITIGATION MONITORING PROGRAM (Cont.)**

EIR Section	Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party
	<p>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. • During all construction activities, the construction contractors shall ensure that all 			

**CHINO SUBAREA 2 ('THE PRESERVE')
MITIGATION MONITORING PROGRAM (Cont.)**

EIR Section	Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party
	<p>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.</p> <p>AQ-1. Mobile Source Emissions/Transit. The City of Chino shall contact appropriate transit agencies to encourage an expansion of transit services up to and within the project area. The City will coordinate with such agencies and other jurisdictions to promote express transit access from the Chino area to other regional employment centers.</p>	Evidence of Contact (see Measure T-8)	Ongoing	City Transportation Manager
5.10 Population and Housing	[No Mitigation Measures are necessary.]			
5.11.1 Schools	<p>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.</p> <p>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</p>	<p>Written or other evidence of fee payment, mitigation agreement or other compliance in accordance with state law</p> <p>Plan Check (evidence of fee payment, mitigation agreement or other compliance in accordance</p>	<p>Ongoing</p> <p>Prior to Issuance of Building Permit</p>	<p>Community Development Director</p> <p>Community Development Director</p>

**CHINO SUBAREA 2 ('THE PRESERVE')
MITIGATION MONITORING PROGRAM (Cont.)**

EIR Section	Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party
	<p>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.</p> <p>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 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.</p>	<p>with state law)</p> <p>Plan Check (evidence of Notification)</p>	<p>Prior to Issuance of Grading and Building Permits</p>	<p>Community Development Director</p>
<p>5.11.2 Policy Protection</p>	<p>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.</p>	<p>Plan Check (evidence of fee payment or other compliance)</p>	<p>Prior to Issuance of Building Permit</p>	<p>Community Development Director</p>
<p>5.11.3 Fire Service & Emergency Medical Service</p>	<p>PS-F-1. Fire Service Impact Fees. Developer impact fees shall be paid to contribute to the cost of new fire facilities, apparatus, and</p>	<p>Plan Check (evidence of fee payment or other compliance)</p>	<p>Prior to Issuance of Building Permit</p>	<p>Community Development Director</p>

CHINO SUBAREA 2 ('THE PRESERVE')
MITIGATION MONITORING PROGRAM (Cont.)

EIR Section	Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party
	<p>equipment to offset the increase in fire services demand created by the project.</p> <p>PS-F-2. Fire Station. The City of Chino shall coordinate with the Fire District to assure construction of a new fire station site to serve the proposed project. The fire station shall be constructed and ready for Fire District occupancy prior to the issuance of the 1,350th building permit for the proposed project. The station location may either be within the project site or at Chino Airport, subject to agreement by San Bernardino County Department of Airports. The station shall be adequately attenuated from noise effects of airport operations.</p> <p>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.</p> <p>PS-F-4. Water Lines. Water lines within the project site shall be designed to meet the fire requirements.</p> <p>PS-F-5. Fire Hydrants. Fire hydrants shall be designed and placement specified by the Fire</p>	<p>Plan Check (and Evidence of Compliance from CVIFD)</p> <p>Plan Check</p> <p>Plan Check</p> <p>Development Application Review and Plan Check</p>	<p>Prior to Issuance of the 1,350th Building Permit</p> <p>Prior to Issuance of Grading Permit</p> <p>Prior to Issuance of Grading Permit</p> <p>Prior to Issuance of Grading Permit</p>	<p>Community Development Director</p> <p>Community Development Director and Fire Division Chief (CVIFD)</p> <p>City Engineer and Fire Division Chief (CVIFD)</p> <p>City Engineer and Fire Division Chief (CVIFD)</p>

CHINO SUBAREA 2 ('THE PRESERVE')
MITIGATION MONITORING PROGRAM (Cont.)

EIR Section	Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party
	<p>District at the time water lines to the project area are built or as a condition of development project approval.</p> <p>PS-F-6. Wild Land Fire Protection Services. Upon annexation of the plan area, the City will be responsible for payment of services to the State Department of Forestry & Fire Protection in conformance with rules and standards for wild land fire areas still receiving State protection.</p>	<p>Written Evidence of Fire Protection Service from (SDFFP or CVIFD)</p>	<p>Upon Annexation of State Responsibility Area (SRA)</p>	<p>Community Development Director</p>
<p>5.11.4 Library Services</p>	<p>PS-L-1. Library Facilities. The proposed project should address the need for additional library facilities and library services, and provide space or funding for library construction. The construction of a joint use library shared by the County of San Bernardino and Chino Valley Unified School District may be an appropriate option.</p> <p>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.</p>	<p>Ongoing review of Development Applications and coordination with County of San Bernardino (libraries) and the Chino Valley Unified School District</p> <p>Plan Check (subject to adopted City or County Fee requirement)</p>	<p>Ongoing</p> <p>Prior to Issuance of Building Permit (if a fee is adopted)</p>	<p>Community Services Director</p> <p>Community Development Director</p>
<p>5.11.5 Parks and Recreation</p>	<p>PS-PR-1. City Park Requirements. As Per the City of Chino, every residential developer or person who develops land for residential</p>	<p>Development Application Review and Plan Check</p>	<p>Prior to Issuance of Building Permit (fees or dedication)</p>	<p>Community Development Director</p>

**CHINO SUBAREA 2 ('THE PRESERVE')
MITIGATION MONITORING PROGRAM (Cont.)**

EIR Section	Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party
	<p>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."</p> <p>PS-PR-2. Prado Regional Park. The City of Chino will coordinate with San Bernardino County to assure that traffic, access control and safety needs of Prado Regional Park are met, and that the impacts of implementation of the proposed project on Prado Regional Park facilities are minimized to the extent practical. A Traffic and Access Control plan may be a component of this collaboration. The City will also assure through subsequent development reviews, that project-related drainage does not adversely affect the park and Prado Lake.</p>	Development Application Review and Plan Check	Ongoing	Community Development Director
<p>5.12.1 Water Supply</p>	<p>U-W-1. Water Supply Availability. Consistent with SB 221, subsequent development projects within the plan area shall be reviewed by the City to confirm the availability of sufficient water supplies to meet project water needs.</p> <p>U-W-2. Urban Water Management Plan. Consistent with requirements of AB 2838, the City shall periodically review and update its</p>	<p>Plan Check</p> <p>Verification per Requirements of AB</p>	<p>Tentative Map</p> <p>Periodically (or per AB 2838 Requirements)</p>	<p>City Engineer</p> <p>City Engineer</p>

**CHINO SUBAREA 2 ('THE PRESERVE')
MITIGATION MONITORING PROGRAM (Cont.)**

EIR Section	Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party
	<p>urban water management plan to ensure that adequate water supplies and facilities are available to meet future growth.</p> <p>U-W-3. Groundwater Replenishment. Subsequent development projects should be designed to incorporate features that encourage and promote groundwater replenishment.</p> <p>U-W-4. Onsite Retention. Retention of precipitation and runoff on-site should 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>U-W-6. Wastewater Re-use. The City shall coordinate its efforts with the IEUA to expand the re-use of wastewater for such uses as the irrigation of parkways, golf courses,</p>	<p>2838</p> <p>Development Application Review and Plan Check</p> <p>Development Application Review and Plan Check</p> <p>Plan Check</p> <p>Urban Water Management Plan review</p>	<p>Prior to Issuance of Grading Permit</p> <p>Prior to Issuance of Grading Permit</p> <p>Prior to Issuance of Building Permits</p> <p>Periodically (or per AB 2838 Requirements)</p>	<p>City Engineer</p> <p>City Engineer</p> <p>Community Development Department</p> <p>City Engineer</p>

**CHINO SUBAREA 2 ('THE PRESERVE')
MITIGATION MONITORING PROGRAM (Cont.)**

EIR Section	Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party
5.12.2 Wastewater	encourage use of on-site water recharge, such as dry wells.			
	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.	Development Application Review and Plan Check	Prior to Issuance of Grading Permit	City Engineer
	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.	Plan Check	Prior to Issuance of Building Permit	Community Development Director
5.12.3 Electricity	U-E-1. Energy Efficient Lighting. Energy efficient lighting and natural lighting should be encouraged and utilized where practical.	Plan Check	Prior to Issuance of Building Permit	Community Development Director
5.12.4 Natural Gas	[No Mitigation Measures are necessary.]			
5.12.5 Waste Management	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-gallons). This system reduces waste production by encouraging recycling of material.	Development Application Review and Plan Check	Prior to Issuance of Building Permit	Community Development Director
5.12.6 Telecommunication	[No Mitigation Measures are necessary.]			

**CHINO SUBAREA 2 ('THE PRESERVE')
MITIGATION MONITORING PROGRAM (Cont.)**

EIR Section	Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party
<p>5.13 Cultural Resources</p>	<p>CR-1. Archaeological Survey and Mitigation Report. Phase 1 field surveys (surface survey and collection) by a certified archaeologist should be conducted prior to all earth disturbing activities within the plan area. Existing natural open space, agricultural open space and dairy sites are included in this survey requirement. Excluded would be heavily disturbed areas, lagoons and detention ponds, and paved areas. The archaeologist will identify all prehistoric and historic resources observed during the field survey, complete a preliminary evaluation of the resources, and recommend appropriate measures for the disposition and treatment of significant resources. A technical report shall be prepared including discussion of cultural site significance (depth, nature, condition, and extent of the resources), final mitigation recommendations, and cost estimates. Excavated finds shall be offered to the City of Chino, or its designee on a first refusal basis. Final mitigation shall be carried out based upon the report recommendations and a determination as to site disposition by the City. Possible determinations include, but are not limited to, preservation, salvage, partial salvage, or no mitigation necessary.</p>	<p>Development Application Review</p>	<p>Prior to Issuance of Grading Permit</p>	<p>Archaeologist and Community Development Director</p>

CHINO SUBAREA 2 ('THE PRESERVE')
MITIGATION MONITORING PROGRAM (Cont.)

EIR Section	Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party
5.15 General Plan Consistency	[No Mitigation Measures are necessary.]			

**ATTACHMENT TO MITIGATION MONITORING PROGRAM
CHINO SUBAREA 2 RESOURCE MANAGEMENT PLAN CHECKLISTS**

**TABLE 4-2
ZONING AND LAND USE REGULATIONS CHECKLIST**

<input type="checkbox"/> Verify location of proposed use, improvement or activity within Specific Plan designated Open Space.
<input type="checkbox"/> Confirm proposed use as allowable open space use under Specific Plan and Section 20.11.030 of the Zoning Ordinance (see Appendix E).
<input type="checkbox"/> Verify jurisdictional authority of other public agencies, if any (i.e., USACE, San Bernardino County, etc.).
<input type="checkbox"/> Confirm compliance with Biological Study submittal requirements (EIR Mitigation Measure B-2 and RMP Table 4-3 Checklist).
<input type="checkbox"/> Identify location and proximity of proposed Open Space use, improvement or activity with respect to identified sensitive habitat areas. Sensitive habitat areas include, but may not be limited to the following: <ul style="list-style-type: none"> - High Sensitivity Areas identified in Program EIR Exhibit 5.4-2; - Least bell's vireo (LBV) Critical Habitat (below elevation of 543 feet); - Habitat of other federal- or State-listed Endangered and Threatened Species; - Riparian Woodland; - Conservation Areas(s) designated in the RMP; and - Burrowing owl relocation areas established pursuant to the RMP. Proposed improvements or the location of any land uses proposed to be changed from their current use shall be designed to avoid and/or minimize impacts to these areas.
<input type="checkbox"/> Verify location of proposed use with respect to Specific Plan Dam Inundation Overlay (DIO) and notify U.S. Army Corps of Engineers if included within DIO.
<input type="checkbox"/> Review proposed use, improvement or activity for compliance with applicable requirements of USACE, RWQCB and CDFG for Section 404 Clean Water Act permits and streambed alteration agreements.
<input type="checkbox"/> Review location of proposed use with respect to current ownership map and assessor's parcel information for OS designated areas below the 566-foot line; identify any additional agency and landowner notification requirements.
<input type="checkbox"/> Review proposed use, improvement or activity for conformance with other RMP checklist requirements and criteria.
<input type="checkbox"/> Review proposed use, improvement or activity status with respect to CEQA compliance; complete Environmental Checklist as necessary, and identify additional documentation requirements, if any.
<input type="checkbox"/> Evaluate need for special design requirements and/or setbacks for Open Space uses, improvements or activities proposed in proximity to identified sensitive habitat areas (e.g., within 100 feet).
<input type="checkbox"/> Prepare and adopt CEQA findings, as necessary.
<input type="checkbox"/> Process required City approvals and issue permit(s).

**TABLE 4-3
REQUIRED BIOLOGICAL SURVEYS CHECKLIST**

<input type="checkbox"/> Conduct a biological survey of the project site and document habitat present, including surface waters and windrows.												
<input type="checkbox"/> Determine potential for sensitive species to occur, including but not limited to: <ul style="list-style-type: none"> - Least Bell's vireo; - Southwestern willow flycatcher; - Yellow-billed cuckoo; and - Burrowing owls, raptors, and migratory birds and waterfowl. 												
<input type="checkbox"/> Determine potential for impacts to Waters of the U.S. or Waters of the State.												
<input type="checkbox"/> Subcontract with a USFWS and/or CDFG permitted biologist qualified to perform any needed survey(s), if required.												
<input type="checkbox"/> Conduct needed focused surveys during the following timeframes: <table border="0" style="margin-left: 40px; width: 80%;"> <tr> <td>Least Bell's vireo</td> <td>April 10 – July 31</td> </tr> <tr> <td>Southwestern willow flycatcher</td> <td>May 5 – July 10</td> </tr> <tr> <td>Yellow-billed cuckoo</td> <td>May 5 – July 10</td> </tr> <tr> <td>Burrowing owl</td> <td>December 1 – January 31 or April 15 – July 15</td> </tr> <tr> <td>Raptors</td> <td>February 1 – August 31</td> </tr> <tr> <td>Migratory birds and waterfowl</td> <td>February 1 – August 31</td> </tr> </table>	Least Bell's vireo	April 10 – July 31	Southwestern willow flycatcher	May 5 – July 10	Yellow-billed cuckoo	May 5 – July 10	Burrowing owl	December 1 – January 31 or April 15 – July 15	Raptors	February 1 – August 31	Migratory birds and waterfowl	February 1 – August 31
Least Bell's vireo	April 10 – July 31											
Southwestern willow flycatcher	May 5 – July 10											
Yellow-billed cuckoo	May 5 – July 10											
Burrowing owl	December 1 – January 31 or April 15 – July 15											
Raptors	February 1 – August 31											
Migratory birds and waterfowl	February 1 – August 31											
<input type="checkbox"/> Conduct Jurisdictional Delineation on all potential Waters of the U.S. or Waters of the State, if needed.												
<input type="checkbox"/> Determine if impacts to non-jurisdictional surface water and/or windrows on a project site require mitigation.												
<input type="checkbox"/> Review potential impacts and recommended mitigation against conservation measures initiated in compliance with the RMP.												
<input type="checkbox"/> Evaluate need for additional mitigation measures beyond those already initiated under the RMP.												
<input type="checkbox"/> Prepare and submit technical reports for all biological surveys to the City as part of the application review process.												
<input type="checkbox"/> Acquire any needed take permits under the Federal Endangered Species Act and the California Endangered Species Act.												
<input type="checkbox"/> If Waters of the U.S. are present, coordinate with USACE regarding need for Nationwide Permit.												
<input type="checkbox"/> If Waters of the State are present, obtain a Streambed Alteration Agreement from CDFG.												
<input type="checkbox"/> Prepare and adopt CEQA findings, as necessary.												
<input type="checkbox"/> Process required City approvals and issue permit(s).												

**TABLE 4-4
CONSERVATION AREA CHECKLIST**

<p><input type="checkbox"/> Identify large, contiguous parcels of land within the Prado Basin meeting one or more of the following criteria:</p> <ul style="list-style-type: none"> - Agricultural land or natural open space with short, native, or non-native grassland; - Site supporting native habitats such as riparian woodlands and oak woodlands; - Proximity to wildlife corridors; - Connectivity to regional open space; - Availability of the land for conservation purposes; and - Preference to feasible onsite areas within the 566-foot flood inundation area.
<p><input type="checkbox"/> Retain a biologist experienced with conservation ecology to conduct a general biological inventory of potential sites with emphasis on assessing the suitability to serve as a conservation site for foraging and nesting raptors and migratory bird and waterfowl species and to support regional wildlife movement.</p>
<p><input type="checkbox"/> The biologist will prepare a technical report documenting his findings, evaluation, and recommendations on whether a property could serve as a Conservation Area based on the above criteria.</p>
<p><input type="checkbox"/> Submit the biological report to the City of Chino for review and concurrence.</p>
<p><input type="checkbox"/> Once an appropriate site is identified, the City will retain a conservation biologist to prepare implementing procedures specific to that site. Procedures will address all issues needed to ensure the site is permanently conserved and provides all necessary elements for supporting foraging or nesting raptors, migratory birds and waterfowl, and/or regional wildlife movement. Issues to be addressed should include:</p> <ul style="list-style-type: none"> - Site description, such as location, physical features, and biological habitats; - Species presence; - Potential for site to support foraging or nesting raptor species, migratory birds, and/or regional wildlife movement; - Establish a biological monitoring program to document wildlife use of the site; and - Reporting requirements.
<p><input type="checkbox"/> Work with an existing agency or conservancy to establish a management program for the long-term management and maintenance of the Conservation Area.</p>

**TABLE 4-5
ENHANCEMENT/RESTORATION CHECKLIST**

<p><input type="checkbox"/> Once a conservation site has been identified, the City will retain a biologist/restoration specialist to inspect the site and prepare Enhancement/Restoration recommendations specific to that site. Recommendations will address all improvements needed to a candidate site to ensure the site provides good quality habitat for both short-term and long-term occupation by burrowing owls, raptors, migratory birds, and other wildlife species as appropriate. Issues to be considered include:</p> <ul style="list-style-type: none"> - A weed removal program and replanting of native vegetation to create high-quality raptor foraging, burrowing owl nesting and foraging, and migrating bird habitats; - Installation and maintenance of twenty (20) artificial burrowing owl nesting sites, if appropriate, to mitigate for the loss of burrowing owl habitat. Nesting sites will be located and designed to facilitate use by burrowing owls; and - Planting stands of trees within the proposed Conservation Areas to mitigate for the loss of raptor nesting/foraging habitat.
<p><input type="checkbox"/> Contract with a restoration, landscaping, or planting services company to implement needed Enhancement/Restoration efforts.</p>
<p><input type="checkbox"/> The biologist/restoration specialist will monitor the installation of improvements for compliance with the Implementation Plan.</p>
<p><input type="checkbox"/> Prepare an annual report for the first 5 years to document the successful implementation of the Enhancement/Restoration efforts.</p>

**TABLE 4-6
BURROWING OWL MITIGATION CHECKLIST**

<p><input type="checkbox"/> A general biological and any required focus surveys for each development application shall determine if burrowing owls are nesting on the development site (see Section 4.3.2, Required Biological Surveys).</p>
<p><input type="checkbox"/> If surveys confirm that the site is occupied by burrowing owls, mitigation measures to minimize impacts to burrowing owls, their burrows, and foraging habitat should be incorporated into subsequent, project-level CEQA documents as enforceable conditions. Projects and situations vary and mitigation measures should be adapted to fit specific circumstances.</p>
<p><input type="checkbox"/> For sites occupied by burrowing owl, a report for the development project should be prepared for the City of Chino. The report should include the following information:</p> <ul style="list-style-type: none"> – Date and time of visit(s) including name of the qualified biologist conducting surveys, weather and visibility conditions, and survey methodology; – Description of the site including location, size, topography, vegetation communities, and animals observed during visit(s); – Maps and photographs of the site; – Results of focused surveys for burrowing owls, including a map showing the location of all burrow(s) (natural or artificial) and owl(s), as well as the numbers at each burrow, if present, and tracks, feathers, pellets, or other items (e.g., prey remains, animal scat); – Behavior of owls during the surveys; and – Any historical information (Natural Diversity Database, Department region files/Breeding Bird Survey data, American Birds records, Audubon Society, local bird club, other biologists, etc.) regarding the presence of burrowing owls on the site.
<p><input type="checkbox"/> If avoidance is feasible⁽¹⁾, then no disturbance should occur within 50 meters (approximately 160 feet) of occupied burrows during the nonbreeding season of September 1 through January 31 or within 75 meters (approximately 250 feet) during the breeding season of February 1 through August 31.</p>
<p><input type="checkbox"/> If avoidance is not feasible, passive relocation shall be employed; owls should be excluded from burrows in the immediate impact zone and within a 50-meter (approximately 160-foot) buffer zone by installing one-way doors in burrow entrances. One-way doors (e.g., modified dryer vents) should be left in place 48 hours to ensure owls have left the burrow before excavation. Two natural or artificial burrows should be provided in the Conservation Area or within a City-approved Candidate Relocation Area for each occupied burrow that will be rendered biologically unsuitable by a given development project. The affected portion of the project site should be <i>monitored daily for one week</i> to confirm owl use of burrows before excavating burrows in the immediate impact zone. Whenever possible, burrows should be excavated using hand tools and refilled to prevent reoccupation. Sections of flexible plastic pipe should be inserted into the tunnels during excavation to maintain an escape route for any animals inside the burrow.</p>
<p><input type="checkbox"/> Occupied burrows should not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist approved by CDFG verifies through non-invasive methods that either: 1) the birds have not begun egg-laying and incubation; or 2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival.</p>
<p><input type="checkbox"/> Pre-construction surveys of suitable habitat at the project site(s) and buffer zone(s) should be conducted within the 30 days prior to construction to ensure no additional burrowing owls have established territories since the initial surveys. If ground-disturbing activities are delayed or suspended for more than 30 days after the pre-construction survey, the site should be resurveyed.</p>
<p><input type="checkbox"/> When destruction of occupied burrows is unavoidable, existing unsuitable burrows should be enhanced (enlarged or cleared of debris) or new burrows created (by installing artificial burrows) at a ratio of 2:1 within the Conservation Area or a Candidate Relocation Area. One example of an artificial burrow design is provided in Exhibit 9.</p>
<p>Note: ⁽¹⁾ For the purposes of this Section “feasible” refers to location of nests in open space or other areas not proposed for development or other invasive use.</p>

**TABLE 4-7
SURFACE WATERS CHECKLIST**

<input type="checkbox"/> All development applications will include in the general biological survey conducted for a proposed project, a review of surface waters on the project site.
<input type="checkbox"/> If it is determined that jurisdictional waters (Waters of the U.S. or Waters of the State) may be present, a jurisdictional delineation must be conducted and submitted to the City for review.
<input type="checkbox"/> If any impacts to jurisdictional waters are identified based on the jurisdictional delineation and proposed project design, the appropriate wetland permits will be acquired including a wetlands permit under Section 404 of the Clean Water Act and a Streambed Alternation Agreement under CDFG code.

**TABLE 4-8
WINDROW CHECKLIST**

<input type="checkbox"/> All development applications will include, in the general biological survey conducted for a proposed project, a discussion of existing windrows on the project site.
<input type="checkbox"/> If windrows are present, a tree replacement program for all trees slated for removal for the project site must be submitted to the City for review and approved by a certified arborist in consultation with an ornithologist specializing in raptor biology. The program will include post-planting monitoring requirements, including germination/survival rates and expected growth rates of trees over a 5-year period.
<input type="checkbox"/> Completion of a nesting bird survey prior to tree removal, if tree will be removed during the breeding season (February 1 through August 31).
<input type="checkbox"/> Removal of trees outside the nesting season (February 1 through August 31) if birds are determined to be nesting in trees slated for removal.
<input type="checkbox"/> Submittal to the City of annual reports for a 5-year period documenting germination/survival rates and growth rates for all newly planted trees. Recommended germination/survival rates and growth rates will be approved by the City as part of their review and approval of a tree replacement program for a project.

**TABLE 4-9
BIOLOGICAL RESOURCES MITIGATION MILESTONES**

Mitigation Measure	Timing	Responsible Party	Coordinating Agency	Reference
				RMP
<i>Required Biological Surveys:</i>				
General Survey	Concurrent with submitting Development Application	Applicant/Landowner	City of Chino	Pg. 4-14 – 4-16
Focused Survey(s), if needed:				
Burrowing Owl	Prior to Entitlement	Applicant/Landowner	City of Chino and CDFG	Pg. 4-14 – 4-16
Migratory Birds and Waterfowl	Prior to Entitlement	Applicant/Landowner	City of Chino and USFWS	Pg. 4-14 – 4-16
Least Bell’s Vireo	Prior to Entitlement	Applicant/Landowner	City of Chino and USFWS	Pg. 4-14 – 4-16
Southwestern willow flycatcher	Prior to Entitlement	Applicant/Landowner	City of Chino and USFWS	Pg. 4-14 – 4-16
Delhi sands flower-loving fly Habitat Assessment	Prior to Entitlement	Applicant/Landowner	City of Chino and USFWS	Pg. 4-14 – 4-16
Jurisdictional Delineation	Prior to Entitlement	Applicant/Landowner	City of Chino and USACOE	Pg. 4-14 – 4-16
Pre-construction Survey, if needed	Within 30 days Prior to Construction	Applicant/Landowner	City of Chino	Pg. 4-14 – 4-16
<i>Biological Permits, if needed:</i>				
USFWS Endangered Species	Prior to Entitlement	Applicant/Landowner	USFWS	Pg. 4-14 – 4-16
CDFG Endangered Species; 1603 Streambed Alteration Agreement	Prior to Entitlement	Applicant/Landowner	CDFG	Pg. 4-14 – 4-16
USACE 404 Nationwide	Prior to Entitlement	Applicant/Landowner	USACOE	Pg. 4-14 – 4-16
WQCB 401 Water Certification	Prior to Entitlement	Applicant/Landowner	WQCB	Pg. 4-14 – 4-16

**TABLE 4-9 (Cont.)
BIOLOGICAL RESOURCES MITIGATION MILESTONES**

Mitigation Measure	Timing	Responsible Party	Coordinating Agency	Reference
				RMP
<i>RMP Programs:</i>				
300-acre Conservation Area	As Funding becomes Available	City of Chino	City of Chino	Pg. 4-16 – 4-19
Enhancement/Restoration	As Funding becomes Available	City of Chino	City of Chino	Pg. 4-19 – 4-20
Burrowing Owl Mitigation – Passive Relocation	Prior to Issuance of Grading Permit	Applicant/Landowner	City of Chino	Pg. 4-21 – 4-27
Burrowing Owl Mitigation – 40-acre Relocation Area	Prior to Issuance of the 1800 th Building Permit	Applicant/Landowner	City of Chino	Pg. 4-21 – 4-27
Burrowing Owl Mitigation – Additional Relocation Sites	As needed	Applicant/Landowner	City of Chino	Pg. 4-21 – 4-27
Urban Buffer/Transition Area	Concurrent with Adjacent Development	City of Chino	City of Chino	Pg. 4-26 – 4-32
Surface Water	Prior to Issuance of the 1800 th Building Permit	Applicant/Landowner	City of Chino	Pg. 4-32 – 4-34
Windrows	Prior to Issuance of Grading Permit	Applicant/Landowner	City of Chino	Pg. 4-33 – 4-35
<i>Mitigation Fees:</i>				
Establish Fee	Prior to Issuance of First Building Permit	City of Chino	City of Chino	Pg. 4-39 – 4-44
Payment of Fee	With Submittal of Development Application	Applicant/Landowner	City of Chino	Pg. 4-39 – 4-44