

ATTACHMENT D

Apple Auto Dismantling – Mitigation Monitoring Reporting Program

Mitigation Measures		Monitoring Timing	Action Indicating Compliance	Monitoring Agency	Verification of Compliance		
					Initials	Date	Remarks
Air Quality							
AIR-1	Prior to issuance of grading permits, the Building and Safety Division shall verify that grading plans specify use of construction equipment that utilizes a minimum Tier III engine emissions output equivalent for equipment utilized in site preparation activities. This requirement equates to a minimum of six rubber tired dozers and eight tractor/loader/backhoes equipped with Tier III engine equivalent emissions. The construction equipment requirements as specified on the grading plans shall be verified in light of the performance standard that construction equipment emissions will not exceed the daily emissions standards established by the South Coast Air Quality Management District and verified by the Building and Safety Division.	Prior to issuance of grading permits	Inclusion on grading plan	Building and Safety Division			
AIR-2	The project shall comply with the requirements of the SCAQMD Rules 402 and 403 for fugitive dust, which requires the implementation of Reasonable Available Control Measures (RACM) for all fugitive dust sources, and the Air Quality Management Plan (AMCP), which identifies Best Available Control Measures (BACM) and Best Available Control Technologies (BACT) for area sources and point sources, respectively.	Throughout earthmoving activities	Contractor compliance and site inspection	Building and Safety Division			

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AIR-3	<p>The project proponent shall ensure that construction equipment shall be properly maintained and serviced to minimize exhaust emissions.</p> <p>The project proponent shall ensure that existing power sources are utilized where feasible via temporary power poles to avoid on-site power generation.</p> <p>The project proponent shall ensure that construction personnel be informed of ride sharing and transit opportunities.</p> <p>The project proponent shall ensure that any portion of the site to be graded shall be pre-watered to a depth of three feet prior to the onset of grading activities.</p> <p>The project proponent shall ensure that watering of the site or other soil stabilization method shall be employed on an on-going basis after the initiation of any grading activity on the site. Portions of the site that are actively being graded shall be watered regularly to ensure that a crust is formed on the ground surface, and shall be watered at the end of each workday.</p> <p>The project proponent shall ensure that all disturbed areas are treated to prevent erosion until the site is fully constructed.</p> <p>The project proponent shall ensure that landscaped areas are installed as soon as possible to reduce the potential for wind erosion.</p> <p>The project proponent shall ensure that SCAQMD Rule 403 is adhered to, ensuring the clean up of construction-related dirt on approach routes to the site.</p> <p>The project proponent shall ensure that all grading activities are suspended during first and second stage ozone episodes or when winds exceed 25 miles per hour.</p> <p>All buildings on the project site shall conform to energy use guidelines in Title 24 of the California Administrative Code.</p>	Throughout construction	Contractor compliance and site inspection	Code Enforcement/ Planning Division/ and Building and Safety Division			

AIR-4	To reduce emissions all equipment used in grading and construction must be tuned and maintained to the manufacturer's specification to maximize burning of vehicle fuel.	Throughout grading and construction	Contractor compliance and site inspection	Building and Safety Division			
AIR-5	The facility shall be constructed to UBC standards for insulation of walls, roofs, windows, etc. to minimize emissions from heating and cooling.	Prior to issuance of building permits	Inclusion on building plans	Building and Safety Division			
AIR-6	To the greatest extent feasible, use of pre-coated, pre-colored and naturally colored building materials will be used to minimize the amount of paint used for architectural coating.	Prior to issuance of building permits	Inclusion on building plans	Building and Safety Division			
AIR-7	To the greatest extent possible, high transfer efficiency painting methods such as HVLP (High Volume Low Pressure) sprayers and brushes/rollers will be used for the application of architectural coating.	Throughout architectural coating	Contractor compliance and Site inspection	Building and Safety Division			
Biological Resources							
BIO-1	A focused survey for burrowing owls shall be conducted by a qualified professional biologist a maximum of 30 days prior to commencement of site clearing activities if occurring during the nesting season from February 1 to August 31. The purpose of the survey is to determine if burrowing owls are foraging or nesting on or adjacent to the project site. If surveys confirm that the site is occupied habitat, measures shall be implemented to avoid impacts to burrowing owls, their burrows, and foraging habitat. Owl surveys and mitigation approaches shall be in accordance with the Staff Report on Burrowing Owl Mitigation, issued by the California Department of Fish and Game on October 17, 1995. The results of this survey, including any mitigation recommendations shall be submitted to the Planning Division for review and approval prior to issuance of building permits.	Prior to issuance of building permits	Approval of Survey by Planning Division / Issuance of building permits	Planning Division			

Cultural Resources							
CUL-1	<p>If potential archaeological materials are uncovered during site preparation or other earth moving activities, the contractor shall be required to halt work in the immediate area of the find, and to retain a professional archaeologist to examine the materials to determine whether it is a unique archaeological resource as defined in Section 21083.2(g) of the State CEQA Statues. If this determination is positive, the preferred method of mitigation shall be to leave the resource in place; however, if the archeologist determines this is not feasible, the scientifically consequential information shall be fully recovered by the archaeologist. Work may continue outside of the area of the find; however, no further work shall occur in the immediate location of the find until all information recovery has been completed and a report concerning it is reviewed and approved by the Community Development Director.</p>	Throughout earthmoving activities	Contractor compliance and report review and approval	Planning Division			
CUL-2	<p>If paleontological materials are uncovered during site preparation or other earth moving activities, the contractor shall be required to halt work in the immediate area of the find, and to retain a professional paleontologist to examine the materials to determine whether it is a significant paleontological resource. If this determination is positive, the preferred method of mitigation shall be to leave the resource in place; however, if the archeologist determines this is not feasible, the scientifically consequential information shall be fully recovered by the paleontologist. Work may continue outside of the area of the find; however, no further work shall occur in the immediate location of the find until all information recovery has been completed and a report concerning it is reviewed and approved by the Community Development Director.</p>	Throughout earthmoving activities	Contractor compliance and report review and approval	Planning Division			

CUL-3	If human remains are encountered during grading or other earth moving activities, the contractor shall halt work in the immediate area of the find and notify the County Coroner, in accordance with Section 7050.5 of the California Health and Safety Code, who must then determine whether the remains are of forensic interest. If the Coroner, with the aid of a supervising archaeologist, determines that the remains are or appear to be of a Native American heritage, he/she shall contact the Native American Heritage Commission for further investigations and proper recovery of such remains, if necessary.	Throughout earthmoving activities	Contractor compliance and report review and approval	Planning Division			
Hazards and Hazardous Materials							
HAZ-1	Throughout operation of the proposed facility, automobiles received at the facility shall be cleaned and drained prior to storage and all hazardous materials shall be properly handled, stored, and transported pursuant to federal, state, and local regulations to be verified through regular, required inspections by the San Bernardino County Fire Department Hazardous Waste Division.	Ongoing	Operator Compliance	Code Enforcement			
HAZ-2	Prior to issuance of demolition permits, a licensed California Certified Asbestos Consultant must survey existing structures for the presence of asbestos containing materials. If asbestos is found, an asbestos abatement contractor must first remove these items prior demolition pursuant to state and South Coast Air Quality Management District requirements. The survey results shall be submitted to the Community Development Director for review and approval.	Prior to issuance of demolition permits	Report review and approval	Planning Division			
HAZ-3	Prior to issuance of demolition permits, a licensed California Certified Lead-Based Paint inspector and Risk Assessor must survey the materials for lead content. This survey will determine the necessary precautions and disposal requirements to ensure that lead-based paints do not impact the health of construction workers or contaminate the environment. The survey results shall be submitted to the Community Development Director for review and approval.	Prior to issuance of demolition permits	Report review and approval	Planning Division			

HAZ-4	Prior to issuance of grading permits, fill material dumped on the property identified to contain asphalt and the discolored soil identified in the phase I Environmental Site Assessment shall be tested for petroleum products in accordance with the receiving landfill's sampling requirements. Petroleum products shall be properly disposed of at a hazardous waste site, if present. The survey results shall be submitted to the Community Development Director for review and approval.	Prior to issuance of grading permits	Report review and approval	Planning Division			
Noise							
NOI-1	Throughout construction, the project proponent shall require that all construction equipment is properly maintained with operating mufflers and air intake silencers and prioritize the location of equipment staging and storage as far as feasible from existing residential units (generally to the southern portion of the site). Compliance with this mitigation measure shall be verified through routine inspections by the Building and Safety Division.	Throughout construction	Contractor compliance and site inspection	Building and Safety Division			
NOI-2	Pursuant to Section 8.54.070 of the Municipal Code, construction-related noise shall be limited to the hours between 7:00am and 8:00pm to minimize noise impacts to surrounding uses.	Throughout construction	Contractor compliance and site inspection	Code Enforcement			