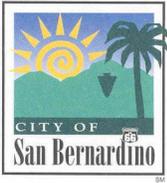


SECTION 12.0
MITIGATION MONITORING PROGRAM



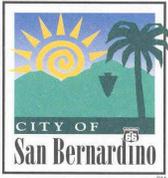
12.0 MITIGATION MONITORING AND REPORTING PROGRAM

Sections 1.0 and 5.0 of this EIR identify the mitigation measures that will be implemented to reduce the impacts associated with the San Bernardino Merged Area A – Merger and Amendments project. The *California Environmental Quality Act (CEQA)* was amended in 1989 to add Section 21081.6, which requires a public agency to adopt a monitoring and reporting program for assessing and ensuring compliance with any required mitigation measures applied to proposed development. As stated in Section 21081.6 of the *Public Resources Code*,

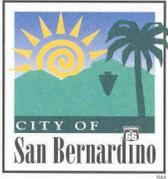
. . . the public agency shall adopt a reporting or monitoring program for the changes to the project which it has adopted, or made a condition of project approval, in order to mitigate or avoid significant effects on the environment.

Section 21081.6 provides general guidelines for implementing mitigation monitoring programs and indicates that specific reporting and/or monitoring requirements, to be enforced during project implementation, shall be defined prior to final certification of the EIR.

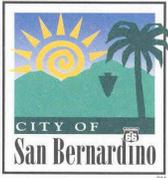
The mitigation monitoring table below lists those mitigation measures that may be included as conditions of approval for the proposed Project. These measures correspond to those outlined in Section 1.0 and discussed in Section 5.0. To ensure that the mitigation measures are properly implemented, a monitoring program has been devised which identifies the timing and responsibility for monitoring each measure. The applicant/developer of specific future projects will have the responsibility for implementing the measures, and the Redevelopment Agency of the City of San Bernardino and the various departments will have the primary responsibility for monitoring and reporting the implementation of the mitigation measures.



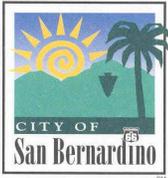
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AESTHETICS						
AES-1	Construction materials and equipment staging areas shall be located away from residential or other sensitive uses and, when feasible, appropriate screening (i.e., temporary fencing with opaque material) shall be used to buffer views of the construction site. Staging locations shall be indicated on Final Development Plans and Grading Plans.	During Pre-Construction/ Construction	City of San Bernardino Community Development Department (Building and Safety Division)	Periodic Site Inspections		
AES-2	All construction-related lighting shall include shielding in order to direct lighting down and away from residential or other sensitive uses and consist of the minimal wattage necessary to provide safety at the construction site. A construction safety lighting plan shall be submitted to the City for review concurrent with Grading Permit application.	Concurrent with Grading Permit Application	City of San Bernardino Community Development Department (Building and Safety Division)	Periodic Site Inspections/Review and Approval of Safety Lighting Plan/Approval of Site Plan		
AES-3	Visual simulations depicting before (existing conditions) and after (with project conditions) representations of the proposed buildings and landscaping shall be required for future development projects, if deemed necessary by the City. The visual simulations are intended to convey an impression of the location, scale, and massing of the buildings to be constructed on a project site and to demonstrate the potential effects of the project. The viewpoint locations for visual simulation shall be determined by the Planning Division.	Prior to Site Plan Approval	City of San Bernardino Community Development Department (Planning Division)	Review and Approval of Visual Simulations		



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AES-4 Future development projects shall be designed with lighting installed in locations and orientations that minimize light spillover on adjacent residential or other sensitive uses. All onsite lighting shall utilize directional lighting techniques and low wattage bulbs that direct light downwards and minimize light spillover to adjacent residential or other sensitive uses, without compromising site safety or security. Lighting fixtures shall use shielding, if necessary, to prevent spill lighting on adjacent offsite uses.	Prior to Site Plan Approval	City of San Bernardino Community Development Department (Planning Division)	Review and Approval of Lighting/Approval of Site Plan			
AIR QUALITY						
AQ-1 Prior to the issuance of grading permits, the property owner/developer shall include a note on all grading plans which requires the construction contractor to implement following measures during grading. These measures shall also be discussed at the pregrade conference. <ul style="list-style-type: none"> • Use low emission mobile construction equipment. • Maintain construction equipment engines by keeping them tuned. • Utilize existing power sources (i.e., power poles) when feasible. • Configure construction parking to minimize traffic interference. • Minimize obstruction of through-traffic lanes. When feasible, construction should be planned so that lane closures on existing streets are kept to a minimum. 	Prior to Issuance of Grading Permit	City of San Bernardino Community Development Department (Building and Safety Division)	Periodic Site Inspections			



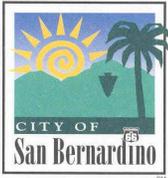
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<ul style="list-style-type: none"> Schedule construction operations affecting traffic for off-peak hours to minimize traffic congestion. Develop a traffic plan to minimize traffic flow interference from construction activities (the plan may include advance public notice of routing, use of public transportation and satellite parking areas with a shuttle service). 							
AQ-2	The City shall promote the use of low or zero VOC content architectural coatings for construction and maintenance activities.	Prior to Issuance of Grading Permit	City of San Bernardino Community Development Department (Planning Division)	Periodic Site Inspections			
AQ-3	The City shall reduce vehicle emissions caused by traffic congestion by implementing transportation systems management techniques that include synchronized traffic signals and limiting on-street parking.	Prior to Site Plan Approval	City of San Bernardino Public Works Department (Traffic)	Approval of Site Plan			
AQ-4	The City shall consider the feasibility of diverting commercial truck traffic to off-peak periods to alleviate non-recurrent congestion as a means to improve roadway efficiency.	Prior to Site Plan Approval	City of San Bernardino Public Works Department (Traffic)	Approval of Site Plan			
AQ-5	The City shall promote the use of fuel efficient vehicles such as fuel hybrids when purchasing vehicles for the City's vehicle fleet.	Prior to Site Plan Approval	Redevelopment Agency of City of San Bernardino	Approval of Site Plan			



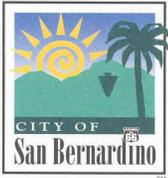
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NOISE						
NOI-1	<p>The following measures shall be implemented when construction is to be conducted within 500 feet of any residential structures or has the potential to disrupt classroom activities or religious functions.</p> <ul style="list-style-type: none"> All construction equipment shall be equipped with mufflers and sound control devices (e.g., intake silencers and noise shrouds) no less effective than those provided on the original equipment and no equipment shall have an unmuffled exhaust. The City shall require that the contractor maintain and tune-up all construction equipment to minimize noise emissions. Stationary equipment shall be placed so as to maintain the greatest possible distance to the sensitive use structures. All equipment servicing shall be performed so as to maintain the greatest possible distance to the sensitive use structures. The construction contractor shall provide an on-site name and telephone number of a contact person. In the event that construction noise is intrusive to an educational process, the construction liaison will revise the construction schedule to preserve the learning environment. 	During Grading and Construction	City of San Bernardino Community Development Department (Planning Division/Building and Safety Division)	Coordination with Redevelopment Agency of City of San Bernardino		



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<ul style="list-style-type: none"> Trucks shall utilize a route that is least disruptive to sensitive receptors, preferably major roadways, during any necessary off-site import/export of fill material during construction. 							
NOI-2 Project applicants shall require by contract specifications that construction staging areas along with the operation of earthmoving equipment within the City would be located as far away from vibration and noise sensitive sites as possible. Should construction activities take place within 25 feet of an occupied structure, a project specific vibration impact analysis shall be conducted. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City prior to issuance of a grading permit.	Prior to Issuance of Grading Permit/During Construction	City of San Bernardino Community Development Department (Building and Safety Division)	Coordination with Redevelopment Agency of City of San Bernardino				
NOI-3 Prior to the issuance of building permits for any project that involves a noise sensitive use within the 65 dBA CNEL contour along major roadways or freeway, railroads, or the San Bernardino International Airport, the project property owner/developers shall submit a final acoustical report prepared to the satisfaction of the Planning Director. The report shall show that the development will be sound-attenuated against present and projected noise levels, including roadway, aircraft, helicopter and railroad, to meet City interior and exterior noise standards.	Prior to Issuance of Grading Permit/During Construction	City of San Bernardino Community Development Department (Planning Division/Building and Safety Division)	Review and Approval of Acoustical Report				



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BIOLOGICAL RESOURCES						
BIO-1	<p>A qualified biologist shall conduct a pre-construction nesting bird survey no more than three days prior to the commencement of ground-disturbing activities on the site. In the event breeding birds and their active nests are discovered on the project site during construction, impacts to nesting locations shall be minimized by the construction contractor pursuant to the California Fish and Game Code and the Federal Migratory Bird Treaty Act.</p> <p>Where an active bird nest is located by a qualified biologist, a 300-foot buffer (or 500-foot buffer for raptors and special-status bird species) shall be established around it until the qualified biologist deems the nest inactive and there is no evidence of a second attempt to use the nest. The buffer area shall be delineated with orange construction fencing, and a qualified biologist shall verify the installation. Most birds breed between the months of February and September; therefore, if construction occurs outside of this time frame, there is a lower probability that breeding birds would be impacted by construction-related activities.</p>	Prior to Issuance of Grading Permit	City of San Bernardino Community Development Department (Planning Division)	Review and Approval of Pre-construction Nesting Bird Survey/Issuance of Permits/Periodic Site Inspections		
BIO-2	<p>A qualified biologist with a CDFG Scientific Collection permit and Memorandum of Understanding shall conduct a series of 30-day preconstruction surveys for the burrowing owl and San Bernardino kangaroo rat. The project applicant shall consult with the CDFG regarding measures for reducing or avoiding impacts to these species. The project applicant shall, if</p>	Prior to Issuance of Grading Permit	City of San Bernardino Community Development Department (Planning)	Review and Approval of 30-day Preconstruction Surveys/Issuance of Permits/Periodic Site Inspections		



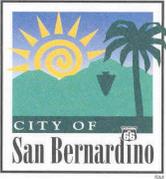
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required by the CDFG, prepare a relocation plan, which shall be approved by the CDFG. If the aforementioned species are observed prior to construction, CDFG may require that the species be relocated by a qualified biologist to an approved site with suitable habitat present. Survey and relocation methods shall be approved by the CDFG prior to commencement of grading. Future development shall comply with all applicable requirements of the CDFG.		Division)/CDFG				
BIO-3 As applicable, future development shall be subject to the regulations set forth by regulatory agencies as part of the jurisdictional permitting process. The ACOE and CDFG shall require project applicants to explore alternatives to avoid or reduce impacts and shall also require mitigation for all unavoidable impacts. The ACOE has a “no net loss” policy that requires that any unavoidable impacts to stream values and functions be replaced. In addition, the RWQCB shall add restrictions to control runoff from the site, require on the site treatment of runoff to improve water quality, and impose Best Management Practices on the construction. All of the features of the project that shall address water quality issues shall be explained within the Water Quality Management Plan and Stormwater Pollution Prevention Plan.	Prior to Issuance of Grading Permit	City of San Bernardino Community Development Department (Planning Division)/ ACOE/CDFG/ RWQCB	Coordination with the Redevelopment Agency of City of San Bernardino/ACOE/CDFG/RWQCB/Issuance of Permits			
CULTURAL RESOURCES						
CR-1 Complete Archaeological Surveys of Undeveloped Properties. Prior to initiating any ground disturbing activities on undeveloped (not covered by buildings, pavement, or landscaping) properties, parcels, or city streets subject to	Prior to Issuance of Grading Permit	City of San Bernardino Community Development	Review and Approval of Archaeological Surveys of Undeveloped			



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redevelopment activities, an archaeological records search and a field survey using transects no more than 15 meters apart shall be completed. The results shall be provided to the City Redevelopment Agency in a technical report.		Department (Planning Division)	Properties Technical Report/Issuance of Permits/Periodic Site Inspections			
CR-2 Complete Archaeological Test Program and Data Recovery. If a potentially eligible archaeological site is identified as a result of the survey, an archaeological test program shall be completed in order to provide information necessary to evaluate the site for eligibility for the CRHR. The results of the test program and the evaluation shall be provided to the City Redevelopment Agency in a technical report. If evaluated as eligible and the City determines that the site is eligible, an archaeological data recovery program, consisting of hand excavated units, identification and cataloging of recovered material, and a report, shall be completed for the portion of the site that will be impacted, unless project plans can be changed to avoid impacts to the site.	Prior to Issuance of Grading Permit	City of San Bernardino Community Development Department (Planning Division)	Review and Approval of Archaeological Test Program and Data Recovery Technical Report if necessary/Issuance of Permits/Periodic Site Inspections			
CR-3 Carry Out Historical Research And Records Search. Prior to initiating any ground disturbing activities on properties, parcels, or city streets subject to redevelopment activities in the Central City North, Central City East, Meadowbrook/Central City, and Central City South Project Areas, a records search shall be obtained from the San Bernardino Archaeological Information Center and property-specific historical research shall be conducted to determine the potential for subsurface historical archaeological material. The historical research shall include, but not be limited to, use	Prior to Issuance of Grading Permit	City of San Bernardino Community Development Department (Planning Division)	Review and Approval of Historical Research and Records Search Technical Report/Issuance of Permits/Periodic Site Inspections			



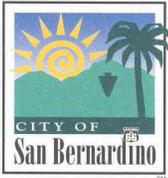
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	of historical maps, Sanborn's Fire Insurance Maps, and County Assessor's records. The results shall be provided to the Redevelopment Agency of the City of San Bernardino in a technical report.					
CR-4	Complete Archaeological Test Program and Data Recovery. If the results of the archaeological research indicate that a potentially eligible historical archaeological site may be present subsurface, an archaeological test program shall be completed in order to provide information necessary to evaluate the site for eligibility for the CRHR. If evaluated as eligible and the City determines that the site is eligible, an archaeological data recovery program, consisting of hand excavated units, identification and cataloging of recovered material, and a report, shall be completed for the portion of the site that will be impacted, unless project plans can be changed to avoid impacts to the site. If an archaeological test program is not feasible because the property is covered by buildings and structures, archaeological monitoring shall be carried out during ground disturbing activities subsequent to building demolition.	Prior to Issuance of Grading Permit	City of San Bernardino Community Development Department (Planning Division)	Review and Approval of Archaeological Test Program and Data Recovery Technical Report if necessary/Issuance of Permits/Periodic Site Inspections		
CR-5	Identify Historical Buildings More than 50 Years Old. Prior to demolition or alteration of buildings or structures more than 50 years old in the Central City North, Central City East, Meadowbrook/Central City, Central City South, and South Valle Project Areas, a building inventory shall be completed by an architectural historian to determine which buildings are more than 50 years old. The age of the buildings may be	Prior to Demolition or Alteration of Buildings or Structures more than 50 years old	City of San Bernardino Community Development Department (Planning Division)	Review and Approval of Building Inventory and provided to the Agency and City Planning Division to be incorporated into the City's Historical		



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	determined through historical research or by assessing architectural characteristics. Once this inventory has been completed, if a significant resource has been identified, the results of the survey shall be provided to the Agency and City Planning Division to be incorporated into the City's Historical Resources Reconnaissance Survey.			Resources Reconnaissance Survey if needed./Issuance of Permits/Periodic Site Inspections			
CR-6	Evaluate Historical Buildings More than 50 Years Old. Properties that contain buildings or structures more than 50 years old subject to demolition or alteration shall be evaluated for CRHR eligibility by an architectural historian. The evaluation shall be conducted by means of property-specific historical research and assessment of architectural characteristics. The results of the evaluation shall be provided to the Agency and City Planning Division in a technical report and the results shall be incorporated into the City's Historical Resources Reconnaissance Survey. If evaluated as eligible and the City determines that the building or structure is eligible, mitigation measures formulated by the architectural historian to reduce impacts shall be implemented. For buildings to be altered or remodeled, the Secretary of the Interior's Standards for Rehabilitation shall be employed in project design. For buildings and structures to be demolished, Historic American Building Survey/Historic American Engineering Record (HABS/HAER) standards shall be used in documenting the architectural or engineering characteristics of the building or structure.	Prior to Demolition or Alteration of Buildings or Structures more than 50 years old	City of San Bernardino Community Development Department (Planning Division)	Issuance of Permits/Periodic Site Inspections			



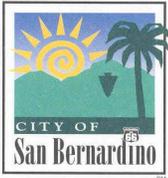
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CR-7	Conduct Construction Monitoring. All ground-disturbing activities that result from redevelopment actions in the Project Area shall be monitored. Archaeological resources discovered during monitoring shall be evaluated to determine if they are eligible for the CRHR. Appropriate mitigation measures (data recovery or preservation) shall be developed and implemented for eligible resources that will be impacted.	Prior to Issuance of Grading Permit/During Grading and Construction	City of San Bernardino Community Development Department (Planning Division)	Issuance of Permits/Periodic Site Inspections			
GEOLOGY AND SEISMIC HAZARDS							
GEO-1	Prior to issuance of a Grading Permit for each development project, a geotechnical engineer shall prepare an area-specific Geologic Report, which shall be submitted to the Community Development (Building and Safety) for approval. The Geologic Report shall specify the measures necessary to mitigate impacts related to liquefaction, expansion, and other geologic and seismic hazards, if any. All recommendations in the Geologic Report shall be implemented during area preparation, grading, and construction.	Prior to Issuance of Grading Permit/During Grading and Construction	City of San Bernardino Community Development Department (Building and Safety Division)	Review and Approval of Geologic Study			
GEO-2	Prior to issuance of any Grading Permit, applicants of development projects shall comply with each of the recommendations detailed in the Geotechnical Report, and other such measure(s) as the City deems necessary to adequately mitigate potential seismic and geotechnical hazards.	Prior to the Issuance of Grading Permit/During Construction	City of San Bernardino Community Development Department (Building and Safety Division)	Review and Approval of Geologic Study/Issuance of Grading Permit/Site Inspections			



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GEO-3	All grading, landform modifications, and construction shall be in conformance with Title 15, Division 1 of the San Bernardino Municipal Code. Typical standard minimum guidelines regarding regulations to control excavations, grading, earthwork construction, including fills and embankments and provisions for approval of plans and inspection of grading construction are set from the latest version of the California Building Code. Compliance with these standards shall be evident on grading and structural plans. This measure will be monitored by the City Building and Safety Division through periodic site inspections.	Prior to the Issuance of Grading Permit/During Construction	City of San Bernardino Community Development Department (Building and Safety Division)	Site Inspections			
HAZARDS AND HAZARDOUS MATERIALS							
HAZ-1	A formal Phase I Environmental Site Assessment (ESA) shall be prepared on a project-by-project basis in accordance with ASTM Standard 1527-05 or the Standards and Practices for All Appropriate Inquiry (AAI), prior to any land acquisition and/or construction activities. The Phase I ESA would identify specific Recognized Environmental Conditions (RECs), which may require further sampling/remedial activities by a qualified hazardous materials consultant with Phase II/Site Characterization experience prior to land acquisition, demolition, and/or construction.	Prior to Land Acquisition/During Construction	City of San Bernardino Community Development Department (Building and Safety Division)	Review and Approval of Phase 1 ESA/Completion of Further Sampling/Remedial Activities, if Necessary/Issuance of Permits			
HAZ-2	Prior to demolition and/or rehabilitation activities, an asbestos survey shall be conducted by an Asbestos Hazard Emergency Response Act (AHERA) and Cal OSHA certified building inspector to determine the presence or absence of asbestos containing-materials (ACMs). If ACMs are located, abatement	Prior to Demolition and/or Rehabilitation	City of San Bernardino Community Development Department	Review and Approval of Asbestos Survey/Abatement of Asbestos, if Necessary/Issuance			



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	of asbestos shall be completed prior to any activities that would disturb ACMs or create an airborne asbestos hazard. Asbestos removal shall be performed by a State certified asbestos containment contractor in accordance with the South Coast Air Quality Management District (SCAQMD) Rule 1403.		(Building and Safety Division)	of Permits			
HAZ-3	If paint is separated from building materials (chemically or physically) during demolition of the structures, the paint waste shall be evaluated independently from the building material by a qualified environmental professional. If lead-based paint is found, abatement shall be completed by a qualified lead specialist prior to any activities that would create lead dust or fume hazard. Lead-based paint removal and disposal shall be performed in accordance with California Code of Regulation Title 8, Section 1532.1, which specifies exposure limits, exposure monitoring and respiratory protection, and mandates good worker practices by workers exposed to lead. Contractors performing lead-based paint removal shall provide evidence of abatement activities to the City Engineer.	During Demolition and/or Rehabilitation Activities	City of San Bernardino Community Development Department (Building and Safety Division)	Evaluation of Paint Waste/Abatement of Lead Based Pain, if Necessary			
HAZ-4	If unknown wastes or suspect materials are discovered during construction by the contractor that are believed to involve hazardous waste or materials, the contractor shall comply with the following: <ul style="list-style-type: none"> • Immediately cease work in the vicinity of the suspected contaminant, and remove workers and the public from the area; • Notify the City's Engineer; • Secure the area as directed by the Project Engineer; 	During Demolition, Rehabilitation and/or Construction Activities	City of San Bernardino Community Development Department (Building and Safety Division)	Site Inspection/ Notification of the Implementing Agency's Hazardous Waste/Materials			



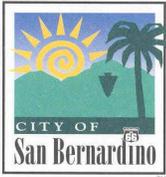
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and <ul style="list-style-type: none"> Notify the implementing agency's Hazardous Waste/Materials Coordinator. The Hazardous Waste/Materials Coordinator shall advise the responsible party of further actions that shall be taken, if required. 							
HYDROLOGY, DRAINAGE, AND WATER QUALITY							
HYD-1	<p>Prior to the issuance of any grading or building permit, all qualifying land development/redevelopment projects, shall submit and have approved a Storm Water Quality Management Plan (SWQMP) to the City Engineer. The SWQMP shall identify all Best Management Practices (BMPs) that will be incorporated into the project to control storm water and non-storm water pollutants during and after construction and shall be revised as necessary during the life of the project. The SWQMP submittal applies to construction projects covered by the NPDES General Construction Permit as well as construction projects less than one acre in size. Also, a Stormwater Pollution Prevention Plan (SWPPP) shall be reviewed and approved by the City Engineer for water quality construction activities on-site. All recommendations in the Plan shall be implemented during post construction/operation phase. The project applicant shall comply with each of the recommendations detailed in the Plan, and other such measure(s) as the City deems necessary to mitigate potential water quality impacts.</p>	<p>Prior to Issuance of Grading or Building Permits/During Construction/Periodic Site Inspections</p>	<p>City of San Bernardino Public Works Department</p>	<p>Proof of Filing of Notice of Intent/Review and Approval of Stormwater Pollution Prevention Plan/Issuance of Grading or Building Permits/Site Inspections</p>			



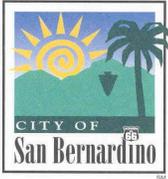
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				Initials	Date	Remarks
<p>HYD-2</p> <p>Any developer/owner engaging in construction activities which disturb one acre or more of land shall apply for coverage under the General Storm Water Permit for Construction Activity with the State Water Resources Control Board (SWRCB). Any developer/owner engaging in construction activities which disturb less than one acre, but are part of a larger common plan of development or sale that is greater than one acre, must also apply for coverage under the General Storm Water Permit for Construction Activity with the State Water Resources Control Board (SWRCB).</p> <p>“Construction activity” includes, but is not limited to: clearing, grading, demolition, excavation, construction of new structures, and reconstruction of existing facilities involving removal and replacement that results in soil disturbance. The owner of the land where the construction activity is occurring is responsible for obtaining coverage under the permit. Owners may obtain coverage under the General Permit by completing a “Notice of Intent” form (NOI) and mailing the form along with a vicinity map and the appropriate fee to the office of the California State Water Resources Control Board. The NOI form and checklist of items to submit to the state is available from the State Water Resources Control Board in Sacramento, California or from the City’s Development Services Department. In addition, the owner shall also prepare a Storm Water Pollution Prevention Plan (SWPPP) in accordance with State requirements.</p>	<p>During Construction/ Prior to Obtaining any City-issued Grading and/or Construction Permits</p>	<p>City of San Bernardino Public Works Department</p>	<p>Evidence of Compliance with the General Construction Permit by Providing a Copy of the Waste Discharger’s Identification Number (WDID) to the City’s Development Services Department</p>			



SAN BERNARDINO MERGED AREA A – MERGER AND AMENDMENTS PROGRAM ENVIRONMENTAL IMPACT REPORT							
MITIGATION MONITORING AND REPORTING PROGRAM							
Mitigation Measure	Monitoring Phase	Monitoring Agency	Action Indicating Compliance	Verification of Compliance			
				Initials	Date	Remarks	
	Prior to obtaining any City-issued grading and/or construction permits the developer/owner shall provide evidence of compliance with the General Construction Permit by providing a copy of the Waste Discharger's Identification Number (WDID) to the City's Community Development Department.						
HYD-3	Prior to approval of project grading or construction plans, the project owner/developer(s) shall be required to coordinate with the City's Public Works Department to determine requirements necessary to mitigate impacts to drainage improvements required to accommodate storage volumes and flood protection for existing and future runoff. Proposed projects shall implement mitigation measures, if required, to the satisfaction of the City Engineer and Public Works Department.	Prior to Approval of Grading or Construction Plans	City of San Bernardino Public Works Department	Coordination with City of San Bernardino Redevelopment Agency/City Public Works Department/City Engineer/Approval of Project Tract Maps			
POLICE PROTECTION							
PS-1	All development projects within the Project Area shall be evaluated and required to mitigate project-related impacts to police services. Individual development projects shall pay any fees required by a Developer Fee Program, if established, by the City of San Bernardino and/or the Police Department.	Prior to Issuance of Building Permit	City of San Bernardino Community Development Department (Planning Division/Police Department)	Payment of Fee/Issuance of Building Permit			



SAN BERNARDINO MERGED AREA A – MERGER AND AMENDMENTS PROGRAM ENVIRONMENTAL IMPACT REPORT						
MITIGATION MONITORING AND REPORTING PROGRAM						
Mitigation Measure	Monitoring Phase	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
				Initials	Date	Remarks
SCHOOL FACILITIES						
SCH-1	Prior to the issuance of certificate of occupancy, individual project applicants shall submit evidence to the City of San Bernardino that legally required school-related Development Fees have been paid per the current mitigation established by the applicable school district.	Prior to Issuance of Certificate of Occupancy	City of San Bernardino Community Development Department (Building and Safety Division)	Proof of Fee Payment to Applicable School District/Issuance of Certificate of Occupancy		
PARKS AND RECREATIONAL FACILITIES						
PR-1	Prior to the issuance of a grading permit, the Parks, Recreation & Community Services Department shall review development site plans to ensure that development does not disrupt operations at parks and recreational facilities in the Project Area, or access to pedestrian sidewalks or public transportation routes. Any recommendations by the Parks, Recreation & Community Services Department shall be implemented during site preparation, grading, construction, and operations.	Prior to Issuance of Grading Permit/During Site Preparation, Grading, Construction, and Operations	City of San Bernardino Parks, Recreation and Community Services Department	Review and Approval of Site Plans		
WATER						
WAT-1	Prior to the issuance of a building permit for any future development project, the project applicant shall submit a hydraulic analysis to the San Bernardino Municipal Water Department to determine if water infrastructure upgrades (i.e., pipeline diameter increases for fire flow) are necessary. If the hydraulic analysis determines that upgrades are necessary, the project applicant shall be responsible for their fair-share of the improvements.	Prior to Issuance of a Building Permit	City of San Bernardino Municipal Water Department	Review and Approval of Hydraulic Analysis		



SAN BERNARDINO MERGED AREA A – MERGER AND AMENDMENTS PROGRAM ENVIRONMENTAL IMPACT REPORT						
MITIGATION MONITORING AND REPORTING PROGRAM						
Mitigation Measure	Monitoring Phase	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
				Initials	Date	Remarks
WASTEWATER						
WW-1	Prior to issuance of a wastewater permit for any future development project, the project applicant shall pay applicable connection and/or user fees to the City.	Prior to Issuance of Wastewater Permit	City of San Bernardino Water Department	Proof of Fee Payment to County Sanitation Districts of San Bernardino/Issuance of Wastewater Permit		
WW-2	Prior to issuance of a building permit for any future development project, the project applicant shall prepare an engineering study to determine the adequacy of the sewer systems and submit the engineering study to the City for review and approval.	Prior to Issuance of a Building Permit	City of San Bernardino Public Works Department (Traffic)	Review/Approval of Engineering Study/Issuance of Building Permits		
WW-3	Prior to issuance of a building permit for any future development project, the project applicant shall provide evidence that the City and the City of San Bernardino Municipal Water Department has sufficient wastewater transmission and treatment plant capacity to accept sewage flows from buildings for which building permits are being requested.	Prior to Issuance of a Building Permit	City of San Bernardino Public Works Department (Engineering)	Proof of Sufficient Wastewater Transmission and Treatment Plant Capacity from the County Sanitation District of San Bernardino		



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