

**SPRING TRAILS SPECIFIC PLAN  
MITIGATION MONITORING PROGRAM (SCH# 2009111086)  
CITY OF SAN BERNARDINO**

***Mitigation Monitoring Requirements***

<b><i>Mitigation Measure</i></b>	<b><i>Responsibility for Implementation</i></b>	<b><i>Timing</i></b>	<b><i>Responsibility for Monitoring</i></b>	<b><i>Monitor (Signature Required) (Date of Compliance)</i></b>	
<b>5.2 AIR QUALITY</b>					
2-1	<p>Ongoing during grading and construction, the construction contractor shall implement the following measures in addition to the existing requirements for fugitive dust control under South Coast Air Quality Management District Rule 403 to further reduce PM<sub>10</sub> and PM<sub>2.5</sub> emissions. The Applicant shall appoint a construction relations officer to act as a community liaison concerning on-site construction activity. To assure compliance, the City shall verify that these measures have been implemented during normal construction site inspections:</p> <ul style="list-style-type: none"> <li>• During all grading activities, the construction contractor shall reestablish ground cover on the construction site through seeding and watering as quickly as possible. This would achieve a minimum control efficiency for PM<sub>10</sub> of 5 percent.</li> <li>• During all construction activities, the construction contractor shall sweep streets with Rule 1186-compliant, PM<sub>10</sub>-efficient vacuum units on a daily basis if silt is carried over to adjacent public thoroughfares or occurs as a result of hauling.</li> <li>• During active debris removal and grading, the construction contractor shall suspend grading operations when wind speeds exceed 25 miles per hour. This would achieve an emissions control efficiency of 98 percent for PM<sub>10</sub> under worst-case wind conditions.</li> <li>• During all construction activities, the construction contractor shall maintain a minimum 24-inch freeboard on trucks hauling dirt, sand, soil, or other loose materials and tarp materials with a fabric cover or other suitable means. This would achieve a control efficiency for PM<sub>10</sub> of 91 percent.</li> <li>• During all construction activities, the construction contractor shall water exposed ground surfaces and disturbed areas a minimum of every three hours on the construction site and a minimum of three times per day. This would achieve an emissions reduction control efficiency for PM<sub>10</sub> of</li> </ul>	Construction Contractor	During grading and construction	City of San Bernardino Community Development Director	

**Mitigation Monitoring Requirements**

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	<p>61 percent.</p> <ul style="list-style-type: none"> <li>• During active debris removal, the construction contractor shall apply water to disturbed soils at the end of each day. This would achieve an emissions control efficiency for PM<sub>10</sub> of 10 percent.</li> <li>• During all construction activities, the construction contractor shall limit onsite vehicle speeds on unpaved roads to no more than 15 miles per hour. This would achieve a control efficiency for PM<sub>10</sub> of 57 percent.</li> <li>• The construction contractor shall apply chemical soil stabilizers to reduce wind erosion. This would achieve a control efficiency of up to 80 percent.</li> </ul>				
2-2	During all grading activities, the daily area disturbed shall be limited to a maximum of 35 acres.	Construction Contractor	During grading	City of San Bernardino Community Development Director	
2-3	<p>Ongoing during grading and construction, the construction contractor shall implement the following measures to further reduce construction exhaust emissions of NO<sub>x</sub>. To assure compliance, the City shall verify that these measures have been implemented during normal construction site inspections:</p> <ul style="list-style-type: none"> <li>• The Project Applicant shall specify in the construction bid that construction contractors are required to use construction equipment that meets the United States Environmental Protection Agency Certified Emissions Standards according to the following schedule: <ul style="list-style-type: none"> <li>◦ From the end of 2011 to December 31, 2014, all project-related off-road diesel-powered construction equipment greater than 50 horsepower shall meet Tier 3 off-road emissions standards. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.</li> <li>◦ After January 1, 2015, all off-road diesel-powered construction equipment greater than 50 horsepower shall meet the Tier 4 emission standards. Any</li> </ul> </li> </ul>	Construction Contractor	Construction bid/during grading and construction	City of San Bernardino Community Development Director	

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	<p>emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 4 diesel emissions control strategy for a similarly sized engine, as defined by CARB regulations.</p> <ul style="list-style-type: none"> <li>○ A copy of the equipment engine's (unit)certified tier specification, Best Available Control Technology (BACT) documentation, and CAR or SCAQMD operating permit shall be provided to the City at the time of mobilization of each applicable unit of equipment.</li> <li>● The construction contractor shall ensure that all construction equipment is properly serviced and maintained to the manufacturer's standards to reduce operational emissions.</li> <li>● The construction contractor shall limit nonessential idling of construction equipment to no more than five consecutive minutes.</li> </ul>				

**5.3 BIOLOGICAL RESOURCES**

3-1	<p>Prior to the issuance of grading permits, preconstruction clearance surveys will be conducted within the proposed project impact areas for potentially occurring sensitive plant and wildlife species including Plummer's mariposa lily, burrowing owl, least Bell's vireo, southwestern willow flycatcher, coastal California gnatcatcher, Los Angeles pocket mouse, and the San Bernardino kangaroo rat. Plant surveys will be conducted according to California Department of Fish and Game's November 2009 guidelines for special status native plant populations and natural communities. Avian and small mammal surveys will be conducted by a United States Fish and Wildlife Service (USFWS) authorized biologist following USFWS protocol survey guidelines. For mariposa lily, the appropriate blooming period is defined as occurring within the months of April, May, and June, or as indicated by positive verification of blooming at a documented reference location. Surveys must only be conducted during a year of at least average precipitation, as determined by official precipitation records. The surveys should positively identify and quantify all individuals on or in the immediate vicinity of the proposed impact areas. Any individuals confirmed within the project impact area shall be considered for possible salvage and</p>	Project Applicant (and Qualified Biologist)	Prior to the issuance of grading permits	City of San Bernardino Community Development Director	
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<p>relocation into suitable receptor sites located onsite within preserved areas, if feasible. Any individuals confirmed in the immediate vicinity of a proposed impact area shall be flagged and appropriately fenced off from construction zones to prevent inadvertent impacts. Individuals confirmed within areas proposed for preservation onsite shall be properly recorded and avoided during any revegetation or other efforts anticipated in the long term during project operation. All observations shall be accurately reported to the California Natural Diversity Database, the California Native Plant Survey, the Consortium of California Herbarium, and/or other herbarium or sensitive species databases as determined by the qualified biologist. If least Bell's vireo, southwestern flycatcher or coastal California gnatcatcher are found within or immediately adjacent to the project site, those areas identified as occupied by the species found onsite will be fenced off, including a 500 foot buffer, from the construction zones to prevent inadvertent impacts. Individuals found with the areas proposed for onsite conservation shall be properly recorded and the conservation area fenced off to avoid inadvertent impacts. Each of these three avian species is federally and/or state listed. Any potential impact to these species and/or their habitat will require an endangered species permit from the listing wildlife agency(s) prior to any ground disturbing activity. CDFG and USFWS will be notified within 24 hours of a positive sighting and the appropriate focused surveys reports will be submitted to the wildlife agencies, as required by each agency. This measure shall be implemented to the satisfaction of the Community Development Director. If L.A. pocket mouse or San Bernardino kangaroo rat are found within or immediately adjacent to the project site or access roads, those areas identified as occupied by the species found onsite will be fenced off, including a 500 foot buffer, from the construction zones to prevent inadvertent impacts. Individuals found with the areas proposed for onsite conservation shall be properly recorded and the conservation area fenced off to avoid inadvertent impacts. San Bernardino kangaroo rat is federally listed. Any potential impact to these species and/or its habitat will require an endangered species permit from USFWS prior to any ground disturbing activity. USFWS will be notified within 24 hours of a positive sighting and the focused survey report will be submitted to USFWS as required by each that agency. This measure shall be implemented to the satisfaction of the</p>				

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3-2	<p>Community Development Director.</p> <p>To mitigate for impacts to unoccupied critical habitat of the federally endangered San Bernardino kangaroo rat, the project applicant shall acquire offsite permanent mitigation lands of like habitat quality as determined by the US Fish and Wildlife Service (USFWS) during the Section 7 consultation process. Mitigation lands must be acquired prior to the issuance of grading permits and shall incorporate appropriate long-term management provisions such as deed restrictions, endowments, and/or other management mechanisms to provide for the long-term conservation of the habitat. Potential properties include, but are not limited to, those in the Cajon Creek Conservation Bank located in the Rialto and San Bernardino. Mitigation lands shall be acquired at a replacement ratio of 1:1 (one acre replaced for every one acre impacted). This measure does not preclude the imposition of additional mitigation requirements that may be initiated by the USFWS during the Section 7 consultation process. This measure shall be implemented to the satisfaction of the Community Development Director.</p>	Project Applicant	Prior to the issuance of grading permits	City of San Bernardino Community Development Director	
3-3	<p>To mitigate for potential impacts to hydrological processes and subsequent degradation of habitat for the federally endangered San Bernardino kangaroo rat and other sensitive species, all roadway crossings or other improvements proposed within critical habitat for the species shall be designed in such a manner as to not substantially alter the natural flow regimes through impacted sensitive habitat areas. These designs shall include, but shall not necessarily be limited to, the installation of appropriately-sized culverts and stream crossings that allow for natural flow and uninhibited downstream hydrological processes. Design of these improvements shall be undertaken in consultation with the US Fish and Wildlife Service and other responsible agencies. This measure shall be implemented to the satisfaction of the Community Development Director prior to the issuance of grading permits.</p>	Project Applicant	Design phase/prior to issuance of grading permits	City of San Bernardino Community Development Director	
3-4	<p>Any hiking and equestrian trails or other facilities developed within Cable Creek or other riparian areas on the site shall be carefully designed to avoid impacts to wildlife movement through the area and to minimize impacts to riparian and other wildlife habitats. These requirements shall include, but not necessarily be limited to:</p> <p>1) no ground disturbance may take place within 50 feet of the ordinary high-water mark of the associated stream channel; 2) erosion, sedimentation, and runoff from the proposed</p>	Project Engineer	Design phase/during debris removal, grading, and construction	City of San Bernardino Community Development Director	

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	<p>improvements must be minimized by the implementation of appropriate best management practices, the installation of appropriate runoff diversions, and/or the planting of native vegetation; 3) Vegetation removal will be minimized to the maximum extent possible; and 4) appropriate signage shall be installed in at least five locations alongside these facilities to educate users as to the importance of riparian ecosystems, the species that rely upon them, and the importance of avoiding unnecessary impacts and disturbance. In addition, a barrier will be installed at the outer limits of the California Walnut Woodland that surrounds Cable Creek at its interface with the RSS habitat on the hillsides above the canyon bottom. This will provide a buffer of approximately 300 feet inside the barrier fence that will be located on either side of Cable Creek. The distance of 300 feet is based on the average width of the flat bottom of the creek basin, where animals would be using corridor. The fence would likely be a wooden structure, eight feet in height, and would extend the length of the property along Cable Creek. This measure shall be implemented to the satisfaction of the Community Development Director. [This measure also provides mitigation for Impact 5.3-4 as related to impacts to wildlife corridors. See Mitigation Measure 3-9]</p>				
3-5	<p>The applicant shall prepare a signage and a buyer awareness program to be implemented to inform homeowners of the proximity to sensitive wildlife areas. The purpose of this program shall be to (1) prevent wildlife from being attracted to the housing development and (2) prevent household pets from preying on and harassing the local sensitive species. Materials and literature provided to the residents shall address the implications and dangers of living adjacent to natural open space areas. To prevent wildlife from being attracted to the project site, the materials shall provide information on homeowner's benefits and responsibilities associated with living close to natural wildlife habitats. Specific responsibilities of homeowners shall be described in these materials and be included in the Homeowners Association (HOA) Covenants, Codes, &amp; Restrictions (CC&amp;R). These measures shall include, but not necessarily be limited to, the following:</p> <ul style="list-style-type: none"> <li>• The storage and disposal of ALL food or refuse that is edible by or attractive to wildlife shall be placed in Wildlife-Resistant Refuse Enclosures and Containers. These containers shall meet applicable standards of testing by the</li> </ul>	Project Applicant	During writing of CC&R	City of San Bernardino Community Development Director	

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<p>Living With Wildlife Foundation and be bear resistant for 60 minutes so long as they are able to meet the City of San Bernardino's Refuse and Recycling Division's restrictions for pick-up and onsite sizing. Examples of Wildlife-Resistant Refuse Enclosures and Containers are provided by the Living with Wildlife Foundation (<a href="http://www.lwwf.org/">http://www.lwwf.org/</a>).</p> <ul style="list-style-type: none"> <li>○ The project applicant shall coordinate with the City of San Bernardino Refuse and Recycling Division to ensure all refuse facilities conform to their sizing and pick-up requirements. All refuse containers shall be designed to be consistent with the City of San Bernardino Refuse and Recycling Division restrictions.</li> <li>● With the exception of birdfeeders, no person shall intentionally feed or knowingly leave or store any refuse, food product, pet food, or other product edible by wildlife on any premises in a manner which would constitute a lure, attraction, or enticement of wildlife on property within the development             <ul style="list-style-type: none"> <li>○ Birdfeeders must be suspended on a cable or other device so as to be inaccessible to bears and other wildlife, and the area below the feeders must be kept free from seed debris. If a wild animal gains access to a birdfeeder, the condition allowing access must be corrected or the birdfeeder removed.</li> </ul> </li> <li>● To limit the amount of time refuse is on the curb, trash should be set out and brought back inside between specified hours on pick-up day (to be detailed in the proposed or future HOA CC&amp;R's).</li> </ul> <p>To prevent the disturbance of wildlife (and sensitive species) by domestic pets, the program shall inform residents of the impacts their pets have on local animals. Cat-owners shall be informed of measures to keep their pets within their property boundaries and dog-owners shall keep their dogs on a leash while outside (except within designated dog parks). These measures would also serve to lessen the likelihood of domestic pets being preyed upon by wild predators.</p> <p>The buyer awareness materials will be included in a sales</p>				

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	disclosure statement and in the Homeowners Association (HOA) CC&R's. A copy of the buyer awareness materials shall be approved by the Community Development Director and available to residents upon request.				
3-6	<p>The following provisions shall be included in the Habitat Mitigation Monitoring Plan, the Covenants, Codes, and Restrictions, and the noxious weed control plan:</p> <ul style="list-style-type: none"> <li>• Setbacks between developed area, including roads and fuel modification zones, and sensitive habitat areas shall be a minimum of 300 feet.</li> <li>• Walls and/or fences that will inhibit domestic animals from harassing and harming native species, including "cat-proof" fences to prevent feral and house cats from accessing sensitive habitat, shall be implemented on the project site.</li> <li>• Programs to capture feral cats should be implemented.</li> <li>• Non-native invasive plant species shall be controlled through weed control techniques.</li> <li>• Native vegetation shall be used in landscaping.</li> <li>• Educational materials and programs shall be provided to inform residents of rare, threatened, and endangered species and how local communities can help protect them.</li> <li>• Gates shall be used to restrict access to lands set aside for habitat protection.</li> </ul>				
3-7	To mitigate impacts to 168.4 acres of Riversidean sage scrub (RSS), 26.4 acres of riparian plant communities, 10.56 acres of US Army Corps of Engineers (USACE) jurisdictional waters, and 12.76 acres of California Department of Fish and Game (CDFG) jurisdictional wetland, the project applicant shall purchase and permanently protect RSS, riparian, and jurisdictional habitat that is biologically equivalent to or superior than the affected onsite acreages. Mitigation lands must be acquired prior to the issuance of grading permits, and shall incorporate appropriate long-term management provisions such as deed restrictions, endowments, and/or other management mechanisms to provide for the long term conservation of the habitat. Potential properties include, but are not limited to, those managed by San Bernardino County Special Districts located in the Glen Helen, Rialto, and Rancho Cucamonga areas. This measure shall be implemented to the	Project Applicant	Prior to the issuance of grading permits	City of San Bernardino Community Development Director	

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3-8	<p>satisfaction of the Community Development Director.</p> <p>All real property sold within the development shall contain within the real estate contract appropriate Covenants, Codes, and Restrictions (CC&amp;Rs) to require only the use of approved plants on any and all parcels within the development. Approved plants are defined as those listed in the Fire Protection Plan (Firesafe Planning Solutions, 2011) and incorporated into the Spring Trails Specific Plan. All plants classified as “invasive” or “noxious” by the U.S. Department of Agriculture Natural Resource Conservation Service (NRCS) shall be specifically prohibited from use in any part of the development, unless specifically authorized within the Fire Protection Plan or the Specific Plan. Enforcement shall be instituted through the project’s Homeowner’s Association (HOA) and specific enforcement measures shall be provided within the HOA’s charter. Enforcement measures may include, but not necessarily be limited to, the imposition of fines, liens, property-owner reimbursed removal of unauthorized plants, and/or other mechanisms. This measure must be implemented prior to the sale of the first residential lot and shall be implemented to the satisfaction of the Community Development Director.</p>	Homeowners Association	Prior to sale of first residential lot	City of San Bernardino Community Development Director	
3-9	<p>Prior to the issuance of grading permits, the developer or his designee shall submit to the City a noxious weed control plan prepared by a qualified specialist that shall be implemented during construction of the project. The plan shall contain specific measures to be adopted to lessen or eliminate the inadvertent introduction of noxious weeds onto the site or surrounding areas. At a minimum, the plan shall incorporate each of the following requirements: 1) all construction equipment used on the site shall be thoroughly washed prior to transport to the project site; 2) cleaning and washing of equipment includes washing and/or steam cleaning of tires, undercarriages, frames, and other parts of the equipment where mud, dirt, and other debris could be located; 3) offsite cleaning areas shall be clearly identified; and 4) straw bales and other erosion control products shall be certified as “weed free”. The plan shall be reviewed by a qualified third party with expertise in the field of noxious weed control. Other control measures may be added by that specialist as deemed appropriate. Following approval of the plan, the plan shall be implemented throughout the construction phase of the project and overseen by a qualified specialist at monthly intervals. During monitoring, the specialist shall have the authority to require corrective measures to</p>	Project Applicant (or Designee)	Prior to the issuance of grading permits	City of San Bernardino Community Development Director	

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	assure the success of the plan. This measure shall be implemented to the satisfaction of the Community Development Director.				
3-10	Implementation of Mitigation Measure 3-4 to mitigate potential impacts to sensitive species in Cable Creek shall also be applied to Impact 5.3-4.	See Mitigation Measure 3-4	See Mitigation Measure 3-4	See Mitigation Measure 3-4	
3-11	With regard to the protection of nesting birds, one of the following must occur: 1) Construction should occur outside of the avian nesting season (approximately February 15 through August 31); or 2) If construction must occur during the nesting season, then a preconstruction nesting bird survey of the site shall be conducted by a qualified biologist no more than 10 days prior to construction activities and then at 3 days prior to the start of construction. If active nests are found onsite, then they must be avoided by an appropriate buffer until any young birds have fledged and the nest has completed its cycle, as determined by a qualified biologist. If construction occurs outside of the avian nesting period, then construction may commence without further impediment, commensurate with other regulatory and mitigation requirements. This measure shall be implemented to the satisfaction of the Community Development Director	Project Applicant	Preconstruction/during construction	City of San Bernardino Community Development Director	
3-12	Two known wildlife corridors are present on the project site and may be impacted by the proposed project unless mitigation is incorporated: 1) the unnamed tributary of Cable Creek that flows in an east-to-west direction in the northern third of the project site (referred to here as the Northern Corridor); and 2) the outwash of Cable Creek adjacent to the Interstate 215 freeway that is proposed to be crossed by the secondary access road (referred to here as the Southern Corridor). For these corridors, the following must occur:  <b>Northern Corridor:</b> A vegetation restoration and maintenance plan shall be prepared by the applicant and submitted to the Community Development Director and the Fire Marshall for review and approval prior to issuance of any grading permits. The Plan shall include detailed measures to: 1) Restore, enhance, and maintain native vegetation to the maximum extent allowed by the Fire Protection Plan; 2) Provide riparian vegetation that provides high-quality foraging opportunities, cover, and other habitat values	Project Engineer and Project Applicant	Prior to issuance of grading permits (design phase)	City of San Bernardino Community Development Director	

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<p>as the preferred vegetation type in this area, unless specifically prohibited by the Fire Protection Plan;</p> <p>3) Use this area as the preferred location for the planting of replacement native trees as outlined in the tree replacement requirements of Mitigation Measure 3-141, unless specifically prohibited by the Fire Protection Plan;</p> <p>4) Maintain the corridor free of fences, walls, or other obstructions that prevent passage of animals through the corridor;</p> <p>5) Redirect and reduce any lighting associated with the project in this area, including street lights and residential lights, so it is of the minimum output required and down-shielded to prevent excessive light bleed into adjacent areas;</p> <p>6) Construct any road crossings, bridges, culverts, etc., with soft bottoms with an openness ratio of at least 0.9 (openness ratio=height x width/length), and;</p> <p>7) Incorporate additional recommendations as outlined in the report entitled "A Linkage Design for the San Gabriel-San Bernardino Connection" (South Coast Missing Linkages Project 2004) as feasible and appropriate.</p> <p><b>Southern Corridor:</b> 1) Any bridge, culvert, or other road crossing structure shall be designed in such a manner as to allow for the maintenance of natural flow through the structure and downstream of the structure, as conditioned by the US Fish and Wildlife Service during the Section 7 permitting and by the California Department of Fish and Game during 1602 and 2081 permitting processes; 2) any road crossings, bridges, culverts, etc., shall be constructed with soft bottoms with an openness ratio of at least 0.9 (openness ratio=height x width/length); and 3) additional recommendations as outlined in the report entitled "A Linkage Design for the San Gabriel-San Bernardino Connection" (South Coast Missing Linkages Project 2004) may be incorporated as feasible and appropriate.</p> <p>These measures shall be incorporated into site development plans and must be reviewed and approved prior to the issuance of grading permits. This measure does not preclude the requirement</p>				

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	of additional mitigation that may be initiated by the US Fish and Wildlife Service, the US Army Corps of Engineers, the Regional Water Quality Control Board, or the California Department of Fish and Game during the regulatory permitting process. This measure shall be implemented to the satisfaction of the Community Development Director.				
3-13	To avoid potential direct impacts to mule deer birthing and initial nursing, initial grubbing and vegetation clearing may not occur during mule deer fawning season. For purposes of this project, the mule deer fawning season is defined as March 15 through August 31. This measure shall be implemented to the satisfaction of the Community Development Director.	Project Applicant and Construction Contractor	During debris/vegetation removal and grading	City of San Bernardino Community Development Director	
3-14	<p>Significant tree resources that are removed from the site during project development shall be replaced at a 1:1 ratio or at the exchange ratios specific below. Significant tree resources are defined as any native or nonnative ornamental tree—excluding species of the <i>Eucalyptus</i> genus—that is healthy, structurally sound, and is over 20 feet in height. For California black walnut (<i>Juglans californica</i> var. <i>californica</i>), all specimens of the species shall be regarded as significant, regardless of size or height. Prior to the issuance of grading permits, a certified arborist shall conduct an inventory of all significant trees within the development footprint. This inventory shall be used to determine the number and types of significant trees that will be impacted and the subsequent replacement quantities. The number of replacement trees shall be, at a minimum, 220 trees. Should the aforementioned inventory determine that a greater number of significant trees will be impacted, then that quantity shall be used in determining replacement quantities. For purposes of replacement ratios, the following exchange ratios shall be used: 1) one 36-inch box tree is equivalent to one replacement tree; 2) five 15-gallon trees are equivalent to one replacement tree; 3) 10 five-gallon trees are equivalent to one replacement tree; and 4) 15 one-gallon trees are equivalent to one replacement tree.</p> <p>During the development of the project, the project applicant shall incorporate the recommendations as set forth in the project arborist report (Integrated Urban Forestry 1998). A certified arborist shall be retained at the developer's expense to oversee the implementation of these requirements and to specify other</p>	Project Applicant (and Certified Arborist)	Prior to issuance of grading permits	City of San Bernardino Community Development Director and Certified Arborist	

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<p>requirements as deemed appropriate. The measures to be followed include, but are not limited to, specified protocols for the following: 1) the removal of nonnative trees from the site; 2) the removal and transplantation, when feasible, of structurally sound and healthy native trees to other areas of the project site; 3) the installation of tree protection barriers on all trees to be preserved that are within the reach of vehicles and equipment; 4) tree protection training of construction personnel by a certified arborist; 5) irrigation of trees where the natural water supply is interrupted or diminished or where protected trees may require additional water to endure construction-induced stresses; 6) subsequent replacement of any trees that are damaged or have not survived transplantation and relocation; and 7) implementation of the tree replacement plan, as outlined in the first paragraph of this measure. This measure shall be implemented to the satisfaction of the Community Development Director.</p>				
<p>3-15 Prior to the commencement of ground-disturbing activities, the developer shall retain the services of qualified specialists, approved by the City, to oversee the long-term effectiveness of the biological resources mitigation required in this EIR. When appropriate, the services of these specialists may be combined so long as the person(s) so employed possess the requisite training and skills necessary to effectively carry out their duties to professional standards. Those specialists shall conduct reviews of the project site for a minimum of five years, as measured from the day of beginning of initial ground disturbance. Reviews shall be conducted, as applicable, on a monthly basis for the first year following initiation, on a quarterly basis during the second and third years, and on an annual basis during the fourth and fifth years. The intensity of monitoring may be increased or the monitoring period extended if the City or relevant Responsible Agency (i.e., CDFG, USFWS, RWQCB, etc.) determines that conditions on the ground warrant such action. The qualified specialists to be retained and the nature of their duties are as follows:</p> <p>Biologist: a qualified biologist shall monitor the effectiveness of Mitigation Measures 3-1, 3-2, 3-4, 3-6, 3-10, 3-11, 3-12, and 3-14.</p>	<p>Project Applicant (and Qualified Biologist, Noxious/Invasive Plant Control Specialist, Arborist, and Hydrologist/Stormwater Control Specialist)</p>	<p>Prior to ground-disturbing activities</p>	<p>City of San Bernardino Community Development Director</p>	

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<p>Noxious/Invasive Plant Control Specialist: a person who is qualified in the field of noxious plant management and control shall monitor the effectiveness of Mitigation Measures 3-7 and 3-8.</p> <p>Arborist: a certified arborist shall monitor the effectiveness of Mitigation Measure 3-13.</p> <p>Hydrologist/Stormwater Control Specialist: a qualified hydrologist and/or stormwater control specialist shall monitor the effectiveness of Mitigation Measures 3-3, 3-4, and 3-6.</p> <p>Following each monitoring session, these specialists shall file brief reports with the Community Development Director concerning the effectiveness of the prescribed mitigation. The specialist shall identify and call out any corrective actions required to assure that the purposes of the mitigation are being effectively pursued. The developer shall comply with any corrective measures so prescribed. Monitoring may cease if the qualified specialist determines that the terms of the mitigation have been satisfactorily implemented and that further monitoring is no longer required. This measure shall be implemented to the satisfaction of the Community Development Director.</p>				

**5.4 CULTURAL RESOURCES**

4-1	<p>Preconstruction archaeological testing by a qualified archaeologist is required to evaluate the significance of historic Cable Canyon Ranch. A qualified archaeologist must be present for grubbing, de-vegetation, and demolition of the spring, remnant stone structure, and fence to protect resources that may be revealed by these activities. Subsequent to vegetation removal but before construction, the archaeologist will perform controlled mechanical excavation inside and outside the house area to locate features present below the ground surface. Once located, the archaeologist should develop a formal treatment plan (plan of work including research questions to be answered and containing an agreement with an accredited repository). Excavation of subsurface features can include additional mechanical excavation or hand excavation as warranted by the features. Discovery of features and recovery of archaeological materials will require extensive sampling, documentation, laboratory work, identification, analysis, and interpretation. The final report should include formal evaluation and</p>	Project Applicant (and Qualified Archeologist)	Preconstruction and during construction	City of San Bernardino Community Development Director	
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**Mitigation Monitoring Requirements**

	<b>Mitigation Measure</b>	<b>Responsibility for Implementation</b>	<b>Timing</b>	<b>Responsibility for Monitoring</b>	<b>Monitor (Signature Required) (Date of Compliance)</b>
	significance assessment of each feature and the project catalog and be filed with the City, the San Bernardino Archaeological Information Center, and the repository (San Bernardino County Museum recommended). The site records should also be updated.				
4-2	If testing determines that the Cable Canyon Ranch complex meets significance criteria, then preconstruction archaeological data recovery excavations by a qualified archaeologist is required to mitigate the adverse impacts of construction on historic Cable Canyon Ranch. The archaeologist should develop a formal data recovery plan (plan of work including research questions to be answered and containing an agreement with an accredited repository). Excavation of subsurface features can include additional mechanical excavation or hand excavation as warranted by the features. Discovery of features and recovery of archaeological materials will require extensive sampling, documentation, laboratory work, identification, analysis, and interpretation. The final report should include the project catalog and be filed with the City, the San Bernardino Archaeological Information Center, and the repository (San Bernardino County Museum recommended). The site records should also be updated.	Project Applicant (and Qualified Archeologist)	Preconstruction	City of San Bernardino Community Development Director	
4-3	Construction grading in and around the Cable Canyon Ranch complex must be monitored by a qualified archaeologist to ensure that any subsurface features or refuse deposits that were not located during previous phases of archaeological work are found and evaluated. The City should refuse to issue a final occupancy permit until all mitigation is demonstrated to have been performed, including curation of the project documents and artifacts.	Construction Contractor (and Qualified Archeologist)	Prior to final occupancy permit	City of San Bernardino Community Development Director	
4-4	Cultural resources sensitivity training is required for all earth-moving personnel. This training will review the types of archaeological and paleontological resources that might be found, along with laws for the protection of resources. In the event of an unanticipated discovery, all work must halt within a 30-foot radius of the find. Work may not continue until the find has been evaluated by a qualified archaeologist or paleontologist, depending on the nature of the discovery. All discoveries require scientific samples and documentation, including a final report.	Construction Contractor (and Qualified Archeologist or Paleontologist)	Prior to earth-moving activities/during construction	City of San Bernardino Community Development Director	
4-5	The applicant shall implement one of the mitigation measures outlined below to address anomalies found at the presumed location of the Meyers Family Cemetery. The applicant shall consult with the Meyers family descendents in the selection of the	Project Applicant	Preconstruction	City of San Bernardino Community Development Director	

**Mitigation Monitoring Requirements**

<b>Mitigation Measure</b>	<b>Responsibility for Implementation</b>	<b>Timing</b>	<b>Responsibility for Monitoring</b>	<b>Monitor (Signature Required) (Date of Compliance)</b>
<p>appropriate mitigation options for the Meyers Family Cemetery in conjunction with the proposed development. It shall be a high priority to implement an option that most closely meets the desires of the family to the extent feasible under the final approved development and grading plans.</p> <p>In the event the final development and grading permits do not require grading or other disturbance of the anomaly sites, one of the following mitigation measures shall be implemented:</p> <ol style="list-style-type: none"> <li>1. The burial site anomalies/remains shall remain undisturbed. This can be accomplished either by complete avoidance of the project area or alternatively by "capping" the site. Capping the site would involve scraping existing vegetation and providing up to two feet of compacted fill material over the site. No activity under this option shall excavate lower than one foot below grade to remove existing vegetation or soil. Replacement vegetation may be placed for future open space such as a park. Plans to cap the site shall be prepared and reviewed/approved by a certified archaeologist prior to the disturbance of the cemetery site surface. In addition, a covenant in the deed shall restrict any future excavation within 25 feet of the anomalies.</li> <li>2. The applicant shall coordinate with the Meyers family to facilitate excavation of the anomalies to determine if they represent coffins and, if so, to coordinate reburial at a private or public cemetery to be determined by the family. Under this option, preconstruction archaeological testing by a qualified archaeologist is required. The archaeological testing must consist of mechanical excavation of overburden and hand excavation near the anomalies to determine if they represent coffins. The excavation shall occur under the supervision of a certified archaeologist and a Meyers family representative. If the anomalies are demonstrated not to contain coffins, no further work will be required. If coffins are present, the family shall determine the desired deposition. This may include transfer of the undisturbed coffins for reburial or option 3 below. The applicant shall be responsible for the transport of relocating the remains for the family. If desired by the family, the applicant shall also be responsible for funding a family</li> </ol>				

**Mitigation Monitoring Requirements**

	<b>Mitigation Measure</b>	<b>Responsibility for Implementation</b>	<b>Timing</b>	<b>Responsibility for Monitoring</b>	<b>Monitor (Signature Required) (Date of Compliance)</b>
	<p>memorial plaque near to the original burial site.</p> <p>In the event the site is not avoided as part of the final development and grading permits, and testing demonstrates that coffins are, in fact, present, the applicant shall implement option 2 or option 3 below:</p> <p>A qualified archaeologist shall develop a formal treatment plan (plan of work including research questions to be answered). The excavation team shall include a qualified osteologist. Excavation may include mechanical excavation of overburden and hand excavation of human skeletal materials. The treatment plan should include an agreement with the Meyers family as to the disposition of any human skeletal remains. A final report shall include formal evaluation and the project catalog and be filed with the City and the San Bernardino Archaeological Information Center. The site record should also be updated.</p>				
4-6	<p>If human remains are discovered at any time, the applicant shall follow guidelines addressed in California Health and Safety Code Section 7050.5. This requires that work in the vicinity must halt and the county coroner must be notified immediately. If the remains are determined to be Native American, the coroner will contact the Native American Heritage Commission. All discoveries require verification and documentation, including a final report.</p>	Project Applicant	During construction	San Bernardino County Coroner	
<b>5.5 GEOLOGY AND SOILS</b>					
5-1	<p>Prior to recordation of final maps, additional fault studies shall be conducted to the satisfaction of the geotechnical consultant of record on the project and the City Engineer. These studies shall include:</p> <ol style="list-style-type: none"> <li>1. Trenching across Splay E to locate the splay and gauge its activity in order to determine the required width of setbacks from the splay.</li> <li>2. A trench across Splay A in the western part of the site to confirm the location of the splay in that part of the site and to aid in determining the width of required setbacks from the splay.</li> <li>3. A trench between Splays A and B in the central part of the site.</li> </ol> <p>If the geotechnical consultant recommends expanded or modified</p>	Project Applicant (and Geotechnical Consultant)	Prior to recordation of final maps	City of San Bernardino Director of Public Works/Civil Engineering	

**Mitigation Monitoring Requirements**

	<b>Mitigation Measure</b>	<b>Responsibility for Implementation</b>	<b>Timing</b>	<b>Responsibility for Monitoring</b>	<b>Monitor (Signature Required) (Date of Compliance)</b>
	setbacks from faults based on the findings of such additional studies, then the project will be required to comply with such setbacks, and any lots that would not be developable according to the development standards of the Specific Plan will be eliminated prior to recordation of TTM 15576 or the associated phase of TTM 15576.				
5-2	Prior to recordation of final maps, a detailed design-level geotechnical investigation report shall be prepared and submitted with engineering grading plans to further evaluate liquefaction, seismic settlement, lateral spreading, subsidence, collapsible soils, corrosive soils, slope stability including earthquake-induced landslides, and other geotechnical constraints and provide site-specific recommendations to address such conditions, if determined necessary. The geotechnical reports shall be prepared and signed/stamped by a Registered Civil Engineer specializing in geotechnical engineering and a Certified Engineering Geologist. The project would be required to comply with any recommendations that are made in the report of such investigation.	Project Applicant (and Registered Civil Engineer and Certified Engineering Geologist)	Prior to recordation of final maps (project design)	City of San Bernardino Director of Public Works/Civil Engineering	
5-3	For each phase of the project, at the completion of grading and before project construction begins, final geotechnical testing for corrosive soils and expansive soils shall be conducted. A final geotechnical report for the relevant phase shall be prepared and signed/stamped by a Registered Civil Engineer specializing in geotechnical engineering and a Certified Engineering Geologist. Such report shall contain recommendations to address corrosive soils and expansive soils, as determined necessary. The project would be required to comply with any recommendations that are made in the report of such investigation.	Project Applicant (and Registered Civil Engineer and Certified Engineering Geologist)	Upon completion of grading and prior to construction (each phase)	City of San Bernardino Director of Public Works/Civil Engineering	

**5.6 HAZARDS AND HAZARDOUS MATERIALS**

6-1	The Fire Protection Plan shall be approved by the City of San Bernardino Fire Department prior to commencement of grading. The Fire Marshal shall have the authority to modify, increase, or reduce the necessary size and location of any of the recommended Fire Management Zones and setbacks, based on a lot-by-lot inspection at time of grading. A minimum of 170 feet of fuel modification plus enhanced structural treatments listed in the Fire Protection Plan are needed to provide a safe buffer between the wildland and the structures.	Project Applicant and Project Engineer	Prior to site grading	City of San Bernardino Fire Chief	
6-2	Prior to introduction of combustible materials on any lot, the developer or builder shall clear all flammable vegetation, including	Project Applicant/Construction	Prior to introduction of combustible materials	City of San Bernardino Fire Chief	

**Mitigation Monitoring Requirements**

	<b>Mitigation Measure</b>	<b>Responsibility for Implementation</b>	<b>Timing</b>	<b>Responsibility for Monitoring</b>	<b>Monitor (Signature Required) (Date of Compliance)</b>
	weeds to four inches in height or below (leave enough vegetation to allow for erosion control). All cut and dead vegetation shall be removed from the site. The builder shall maintain each site in this condition until the homeowner takes responsibility and installs irrigation and fire-resistive landscaping as approved by the Homeowners Association. All landscaping must be in compliance with the guidelines in the approved Fire Protection Plan. All manufactured slopes, internal common areas, and open spaces shall comply with the criteria set forth in the Fire Protection Plan and shall not have any vegetation of the type prohibited in this plan (undesirable plant list).	Contractor/Homeowners			
6-3	The Homeowners Association shall assure that all fuel modification on private lots is in accordance with the requirements in the plan.	Homeowners	Post-construction	Homeowners Association and City of San Bernardino Fire Chief	
6-4	An annual inspection of the property for compliance with the approved plan shall be done by the Homeowners Association with a written letter of compliance sent to the San Bernardino Fire Department. Every five years, an approved Wildland Fire Protection consultant funded by the HOA shall inspect the site and a report shall be submitted to the San Bernardino Fire Department.	Homeowners Association	Post-construction (annually)	Wildlife Fire Protection Consultant/ City of San Bernardino Fire Chief	
6-5	Vegetation shall be modified and/or cleared, either by the Landscape Maintenance District or the Homeowners Association on each side of any onsite road in accordance with the approved Fire Protection Plan.	Landscape Maintenance District or Homeowners Association	Post-construction (ongoing)	City of San Bernardino Fire Chief	
6-6	All flammable vegetation within the Southern California Edison 115 kV overhead transmission line easement shall be removed, by the Homeowners Association, on an ongoing basis, except for that needed for erosion control and soil stability.	Landscape Maintenance District or Homeowners Association	Post-construction (ongoing)	City of San Bernardino Fire Chief	
6-7	Development of Lots 30 and 233 shall only occur when the following conditions are met. No development shall occur without the review and approval of the San Bernardino Fire Chief. <ul style="list-style-type: none"> <li>The onsite fuel modification shall consist of irrigated "Zone A" and "Zone B" that will remain within the Spring Trails property. An irrigated "Zone A" shall be a non-combustible setback zone within the pad area between the residential structure and the wildland urban interface area, traditionally the furthest portion of the pad. "Zone B" shall be a landscaped irrigated zone beyond "Zone A" and terminating at the project boundary, with non-combustible construction</li> </ul>	Project Engineer	Design phase	City of San Bernardino Fire Chief	

**Mitigation Monitoring Requirements**

	<b>Mitigation Measure</b>	<b>Responsibility for Implementation</b>	<b>Timing</b>	<b>Responsibility for Monitoring</b>	<b>Monitor (Signature Required) (Date of Compliance)</b>
	<p>which will act as a “heat-sink” from an impending wild fire. “Zone C” shall extend off-site as fuel modification. “Zone C” will be a temporary off-site fuel modification until the adjoining property is, or will be, developed. If this is the scenario an easement will be required for maintenance of the “Zone C”. If the adjoining property is developed prior to the development of the Spring Trails project, then the off-site fuel modification will not be required for Lots 30 and 233. The total fuel modification distance for lots 30 and 233 will be a minimum of 170 feet.</p> <ul style="list-style-type: none"> <li>• For Lot 30, Zone A shall have a minimum/maximum distance of 20 feet, Zone B shall have a minimum distance of 50 feet and a maximum distance of 111 feet, and Zone C shall have a minimum distance of 40 feet and a maximum distance of 100 feet (a total of 15,469 square feet off-site Zone C).</li> <li>• For lot 233, Zone A shall have a minimum/maximum distance of 20 feet, Zone B shall have a minimum distance of 68 feet and a maximum distance of 139 feet in width, and Zone C shall have a minimum distance of 43 feet and a maximum distance of 80 feet (a total of approximately 20,706 square feet off-site Zone C).</li> </ul>				
6-8	<p>The development of Spring Trails shall follow development guidelines outlined in the San Bernardino General Plan for high wind areas (Policies 10.10.1 through 10.10.8). The building plans must be approved by the building official. If the normally-scheduled trash and recycling pick-up day falls on a day with high wind, which would cause debris to blow around, residents shall call the City’s Integrated Waste Management District to reschedule trash pick-up and all trash and recycling canisters shall be kept in their enclosures or inside to prevent them from blowing over. This provision shall also be included in the Covenants, Codes, and Restrictions for the proposed project.</p> <ul style="list-style-type: none"> <li>• Policy 10.10.1: Ensure that buildings are constructed and sited to withstand wind hazards.</li> <li>• Policy 10.10.2: Require that development in the High Wind Hazard Area, as designated in Figure S-8 [of the San Bernardino General Plan], be designed and constructed to</li> </ul>	Project Engineer	Design phase	City of San Bernardino Building Official	

**Mitigation Monitoring Requirements**

	<b>Mitigation Measure</b>	<b>Responsibility for Implementation</b>	<b>Timing</b>	<b>Responsibility for Monitoring</b>	<b>Monitor (Signature Required) (Date of Compliance)</b>
	<p>withstand extreme wind velocities.</p> <ul style="list-style-type: none"> <li>• Policy 10.10.3: Periodically review the structural design requirements for wind in the Building Code to reflect wind conditions and property damage experienced as well as advances to current construction technology.</li> <li>• Policy 10.10.4: Require that structures be sited to prevent adverse funneling of wind onsite and on adjacent properties.</li> <li>• Policy 10.10.5: Require that multi-story residential, commercial, and industrial buildings be designed to prevent wind tunnel effects around their base and in passageways.</li> <li>• Policy 10.10.6: Construct public infrastructure (lighting poles, street lights, bridges, etc.) to withstand extreme wind velocities in High Wind Hazard areas.</li> <li>• Policy 10.10.7: Maintain police, fire, medical, and other pertinent programs to respond to wind-caused emergencies.</li> <li>• Policy 10.10.8: Initiate a review of the wind hazard potential as it applies to various parts of the City and, if merited, tailor the design standards accordingly.</li> </ul>				
6-9	Implementation of Mitigation Measure 2-1 (Section 5-2, <i>Air Quality</i> ) would reduce construction-related wind-blown dust impacts.	See Mitigation Measure 2-1	See Mitigation Measure 2-1	See Mitigation Measure 2-1	
6-10	<p>If the project is built with the Southern California Edison 115 kV transmission lines remaining aboveground, the development plans shall be drawn to accommodate SCE safety measures including:</p> <ul style="list-style-type: none"> <li>• Operators of construction equipment with overhead lift capability, cranes, backhoes, and similar equipment shall abide by state safety clearances and undergo SCE-approved safety training, as needed, before operating the equipment onsite.</li> <li>• Near residences, a safety strip meeting SCE standards shall be required beside the SCE right-of-way.</li> </ul> <p>Easements shall be employed as needed to prevent damage to the towers, shield residents from harm, and guarantee SCE maintenance access.</p>	Project Engineer	Design phase	City of San Bernardino Director of Public Works/Civil Engineering	

**Mitigation Monitoring Requirements**

<b>Mitigation Measure</b>	<b>Responsibility for Implementation</b>	<b>Timing</b>	<b>Responsibility for Monitoring</b>	<b>Monitor (Signature Required) (Date of Compliance)</b>	
<b>5.8 LAND USE AND PLANNING</b>					
8-1	The mitigation measure 3-2, described in Section 5.3 of this EIR, shall be followed during the Section 7 consultation process prior to the issuance of grading permits.	See Mitigation Measure 3-2	See Mitigation Measure 3-2	See Mitigation Measure 3-2	
<b>5.10 NOISE</b>					
10-1	The construction contractor shall properly maintain and tune all construction equipment to minimize noise emissions.	Construction Contractor	Preconstruction and during construction	City of San Bernardino Community Development Director	
10-2	The construction contractor shall fit all equipment with properly operating mufflers, air intake silencers, and engine shrouds no less effective than as originally equipped by the manufacturer.	Construction Contractor	Preconstruction and during construction	City of San Bernardino Community Development Director	
10-3	The construction contractor shall locate all stationary noise sources (e.g., generators, compressors, staging areas) as far from off-site residential receptor locations as is feasible.	Construction Contractor	Preconstruction and during construction	City of San Bernardino Community Development Director	
10-4	Construction activities, including haul trucks and deliveries, shall be limited between 7:00 AM to 7:00 PM Monday through Saturdays, except on federal holidays.	Construction Contractor	Preconstruction and during construction	City of San Bernardino Community Development Director	
10-5	The project applicant shall post a sign, clearly visible on-site, with a contact name and telephone number of the project applicant's authorized representative to respond in the event of a noise complaint.	Project Applicant	Prior to noise-generating activities	City of San Bernardino Community Development Director	
10-6	The construction contractor shall install temporary sound blankets at least six feet in height along the boundaries of the on-site residence.	Construction Contractor	Prior to noise-generating activities	City of San Bernardino Community Development Director	
<b>5.12 PUBLIC SERVICES</b>					
12-1	Prior to issuance of building permits, the developer shall participate on a fair-share basis in funding the continued operation and maintenance of the Verdemonst Fire Station. A one-time fair-share contribution equivalent to the Community Facilities District Number 1033 "in-lieu fee" established by Resolution Number 2004-107 of the Mayor and Common Council would mitigate the long-term impact of the project on emergency services of the Fire Department. As an alternative, an irrevocable agreement to annex the project site to Community Facilities District Number 1033 would satisfy this obligation.	Project Applicant	Prior to issuance of building permits	Community Facilities District No. 1033	
<b>5.14 TRANSPORTATION/TRAFFIC</b>					
14-1	If at the time combustible materials are placed on the project site the Palm Avenue/Kendall Drive intersection has not been improved,	Project Applicant	Prior to issuance of occupancy permits	City of San Bernardino Director of Public	

**Mitigation Monitoring Requirements**

	<b>Mitigation Measure</b>	<b>Responsibility for Implementation</b>	<b>Timing</b>	<b>Responsibility for Monitoring</b>	<b>Monitor (Signature Required) (Date of Compliance)</b>
	the project applicant shall be responsible for funding and constructing the dual westbound left turn lane intersection improvements at Palm Avenue/ Kendall Drive. All improvements to this intersection must be completed to the satisfaction of the Director of Public Works/Civil Engineering prior to issuance of occupancy permits.			Works/Civil Engineering	
14-2	The easterly (primary) project access road between Little League Drive and the project site shall be constructed and paved to meet the City of San Bernardino Fire Department's minimum standards prior to placement of combustible materials on the project site. The access road shall be designed and constructed to meet the City of San Bernardino Public Works/Engineering Division's design standards prior to issuance of occupancy permits. Concurrently, the segment of Little League Drive north of Meyers Road shall be improved to Public Works Department design standards.	Project Engineer	Prior to issuance of occupancy permits	City of San Bernardino Fire Department and Public Works/Engineering Division	
14-3	The westerly (secondary) project access road shall be constructed and paved to meet the City of San Bernardino Fire Department's minimum standards prior to placement of combustible materials on the project site. The access road shall be designed and constructed to meet the City of San Bernardino Public Works/Engineering Division's design standards prior to the issuance of occupancy permits.	Project Engineer	Prior to issuance of occupancy permits	City of San Bernardino Fire Department and Public Works/Engineering Division	
14-4	<p>Prior to the issuance of grading permits, the project applicant shall prepare a construction traffic plan that shall be approved by the City of San Bernardino Public Works/Engineering Division. The construction traffic plan shall:</p> <ul style="list-style-type: none"> <li>• Prohibit project construction traffic from using the Kendall Drive/Palm Avenue intersection during the morning peak hour (7:00 AM and 9:00 AM) and the evening peak hour (4:00 PM and 6:00 PM)</li> <li>• Establish truck haul routes on the appropriate transportation facilities.</li> <li>• Provide Traffic Control Plans (for detours and temporary road closures) that meet the minimum Caltrans, City, and County criteria. Traffic control plans shall determine if dedicated turn lanes for movement of construction truck and equipment on- and off-site are available.</li> </ul>	Project Applicant	Prior to issuance of grading permits	City of San Bernardino Public Works/Engineering Division	

**Mitigation Monitoring Requirements**

	<b>Mitigation Measure</b>	<b>Responsibility for Implementation</b>	<b>Timing</b>	<b>Responsibility for Monitoring</b>	<b>Monitor (Signature Required) (Date of Compliance)</b>
	<ul style="list-style-type: none"> <li>Minimize offsite road closures during the peak hours.</li> <li>Keep all construction-related traffic onsite at all times.</li> <li>Provide temporary traffic controls, such as a flag person, during all phases of construction to maintain smooth traffic flow.</li> </ul>				
<b>5.15 UTILITIES AND SERVICE SYSTEMS</b>					
15-1	Occupancy permits may not be issued by the City until Phase II of the Verdemon infrastructure improvements is constructed. The proposed 20-inch transmission line in the 2300 zone shall be constructed in congruency with the extension of Meyers Road. Funding for the 2300-zone reservoir, pump station, and 20-inch transmission line in Meyers Road shall either be funded in full by the project applicant or through the San Bernardino Municipal Water Department's (SBMWD) capital improvements plan. If the Phase II infrastructure is funded by the CIP, the project applicant shall pay the developer impact fee as required by the SBMWD.	Project Applicant	Upon completion of Phase II of Verdemon infrastructure improvements	San Bernardino Municipal Water Department	
<b>5.16 GREENHOUSE GAS EMISSIONS</b>					
16-1	Applicants for new developments in Spring Trails shall submit evidence to the satisfaction of the Community Development Director that the project uses recycled materials for at least 5 percent of construction materials. Recycled materials may include salvaged, reused, and recycled content materials. Recycled and/or salvaged building materials shall be shown on building plans submitted to the City.	Project Engineer	Prior to issuance of building permits	City of San Bernardino Community Development Director	
16-2	Applicants for new developments in Spring Trails shall submit evidence to the satisfaction of the Community Development Director that the project uses 20 percent locally manufactured and produced building materials, which are defined as materials manufactured or produced within 500 miles of the project.	Project Engineer	Prior to issuance of building permits	City of San Bernardino Community Development Director	
16-3	Prior to the issuance of building permits, applicants for Spring Trails shall prepare a construction waste management plan to reduce construction debris and material by diverting at least 50 percent of the total of all project-related nonhazardous construction and debris from landfills to recycling or reuse operations (based on the C&D requirements of Section 6-3.602 of the City of San Bernardino Municipal Code). The construction waste management plan shall identify the amount of construction debris by type that would be generated and the maximum weight	Project Applicant	Prior to issuance of building permits	City of San Bernardino Community Development Director	

**Mitigation Monitoring Requirements**

	<b>Mitigation Measure</b>	<b>Responsibility for Implementation</b>	<b>Timing</b>	<b>Responsibility for Monitoring</b>	<b>Monitor (Signature Required) (Date of Compliance)</b>
	of each material type that can feasibly be diverted from landfills.				
16-4	Applicants for new developments in Spring Trails shall submit evidence to the satisfaction of the Fire Chief that the project uses insulation with at least 75 percent recycled content, such as cellulose, newspaper, or recycled cotton.	Project Applicant	Prior to issuance of building permits	City of San Bernardino Fire Chief	
16-5	Applicants for new development proposals in Spring Trails shall require the construction contractor to provide carpooling for workers to and from the work site on days that construction activities require 200 or more workers. These requirements shall be demonstrated to the Community Development Director prior to the issuance of grading permits and shall be noted on the grading plan cover sheet and discussed at all pregrade meetings.	Project Applicant	Prior to issuance of grading permits	City of San Bernardino Community Development Director	
16-6	Prior to the issuance of a building permit, residential development plans shall be required to demonstrate that the overall project exceeds 2008 Building and Energy Efficiency Standards (Title 24) for energy efficiency by 15 percent. Design strategies to meet this standard may include maximizing solar orientation for daylighting and passive heating/cooling, installing appropriate shading devices and landscaping, and utilizing natural ventilation. Other techniques include installing insulation (high R value) and radiant heat barriers, compact fluorescent and/or light emitting diode bulbs, low-e window glazing or double-paned windows, energy-efficient appliances (e.g., Energy Star appliances), cool roofs, and cool pavement.	Project Applicant	Prior to issuance of building permit	City of San Bernardino Community Development Director	
16-7	Applicants shall provide all homeowners with information regarding energy-efficiency rebate programs offered by utility providers and government agencies.	Project Applicant	Post-construction (ongoing)	Project Applicant	
16-8	Applicants for new developments in Spring Trails shall submit evidence to the satisfaction of the Community Development Director that all toilets, urinals, sinks, showers, and other water fixtures installed onsite shall be ultra-low-flow water fixtures that exceed the Uniform Plumbing Code. Examples are: 1.28 average gallons per flush high efficiency toilets, 2 gallon per minute (gpm) efficient bathroom faucets, 2.2 gpm efficient kitchen faucets, and 2.2 gpm efficient shower heads.	Project Applicant	Prior to issuance of building permit	City of San Bernardino Community Development Director	
16-9	Mulch planting beds and apply compost and environmentally friendly fertilizers to promote healthy topsoil, maximize plant growth, and reduce plant replacement in the Spring Trails community parks and landscaping. This also reduces the need for	Homeowners Association and Landscape Maintenance District	Ongoing	City of San Bernardino Community Development Director	

**Mitigation Monitoring Requirements**

	<b>Mitigation Measure</b>	<b>Responsibility for Implementation</b>	<b>Timing</b>	<b>Responsibility for Monitoring</b>	<b>Monitor (Signature Required) (Date of Compliance)</b>
	longer or more frequent irrigation run times.				
16-10	Garages shall be electrically wired to accommodate electric vehicle charging. The location of the electrical outlets shall be specified on building plans.				