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MITIGATION  
MONITORING  
PROGRAM  
FOR:

WATERMAN GARDENS  
MASTER PLAN

SCH NO. 2013031061



*prepared for:*

CITY OF SAN  
BERNARDINO

*Contact:*

*Aron Liang  
Project Manager*

*prepared by:*

THE PLANNING  
CENTER|DC&E

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*JUNE 2013*

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# ***1. Introduction***

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## ***1.1 PURPOSE OF MITIGATION MONITORING PROGRAM***

This Mitigation Monitoring Program has been developed to provide a vehicle by which to monitor mitigation measures and conditions of approval outlined in the Waterman Gardens Master Plan Mitigated Negative Declaration (MND), State Clearinghouse No. 2013031061. The Mitigation Monitoring Program has been prepared in conformance with Section 21081.6 of the Public Resources Code, Section 15097 of the CEQA Guidelines, and City of San Bernardino Monitoring Requirements. Section 21081.6 states:

(a) When making findings required by paragraph (1) of subdivision (a) of Section 21081 or when adopting a mitigated negative declaration pursuant to paragraph (2) of subdivision (c) of Section 21080, the following requirements shall apply:

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

(2) The lead agency shall specify the location and custodian of the documents or other material which constitute the record of proceedings upon which its decision is based.

## ***1.2 PROJECT SUMMARY***

### ***1.2.1 Project Location***

The proposed project is located within the City of San Bernardino. The project site is located at the southeastern corner of Baseline Street and N. Waterman Avenue and stretches from north-south from Baseline Street to Olive Street, and east-west from La Junita Street to N. Waterman Avenue. N. Waterman Avenue and Baseline Street are both major arterials that connect the site to Interstates 210 and 215.

### ***1.2.2 Existing Conditions***

The project site is developed with an existing 252-residential unit Waterman Gardens Public Housing project and accessory buildings on 38 acres at the southeast corner of the intersection of N. Waterman Avenue and Baseline Street in the City of San Bernardino. These buildings were constructed between the 1940s and 1950s.

### ***1.2.3 Project Description***

The proposed project would demolish the existing 252-residential unit Waterman Gardens Public Housing project and construct new residential units, a community center, and other community service-oriented uses



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at the same location. The new structures would include up to 411 new dwelling units including 337 apartment and townhouse units with a mix of one to four bedrooms and 73 affordable senior housing units. Specifically, the project would include 73 senior citizen residential units, and 57 one-bedroom units, 137 two-bedroom units, 133 three-bedroom units, and 11 four-bedroom units. The overall residential density of the site would be 10.8 dwelling units per acre. In addition to the new dwelling units, the project would include a 45,800-square-foot Recreational Center, 58,200-square-foot Community Center, 7,400-square-foot Administration Building, and 18,400-square-foot (re-habilitated) Existing Central Shop, Maintenance Building, Recycling yard and Community Garden Building. A Conditional Use Permit would be required for the Density Bonus Agreement, Day Care Center, Social Service Uses/Recreation Center, and Development Plan.

The project will be subdivided into nine separate parcels as follows:

- ◆ Parcel 1: Residential buildings (38 dwelling units, 2.54 acres, 14.96 du/ac)
- ◆ Parcel 2: Community and Recreational Centers (0 dwelling units, 5.12 acres)
- ◆ Parcel 3: Senior Housing Buildings (73 dwelling units, 4.12 acres, 17.96 du/ac)
- ◆ Parcel 4: Existing Central Shop, Maintenance Building, Recycling Yard, and Community Garden Building (0 dwelling units, 1.67 acres)
- ◆ Parcel 5: Administration Building (0 dwelling units, 0.54 acres)
- ◆ Parcel 6: Residential buildings (75 units, 5.64 acres, 13.30 du/ac)
- ◆ Parcel 7: Residential Buildings (76 dwelling units, 5.15 acres, 14.76 du/ac)
- ◆ Parcel 8: Residential Buildings (79 dwelling units, 5.76 acres, 13.72 du/ac)
- ◆ Parcel 9: Residential Buildings (69 units, 6.40 acres, 10.78 du/ac)

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The structures would have variable setbacks from N. Waterman Avenue, Baseline Street, La Junita Street, and Olive Street. There would be six vehicular access points to and from the project site: two along Olive Street located towards the west and east end respectively; one located mid-block on La Junita Street, two along Baseline Street located mid-block and towards the east end respectively; and one located mid-block at Orange Street along N. Waterman Avenue. Additional pedestrian and bicycle access would be located throughout the project and traffic calming measures would be implemented on N. Waterman Avenue, Baseline Street, and Olive Street. The proposed project would include many on-site recreation amenities, including the 45,800-square-foot recreational facility and natatorium, pedestrian-only greenways, walking paths, and three neighborhood parks with playing fields and picnic areas. A total of 1,070 spaces would be provided on site, including 898 off-street parking spaces and 172 on-street parking spaces.

Based on the 2010 U.S. Census 2010 data, the project site currently houses 844 people, which is equivalent to 3.35 persons per dwelling unit. Using this same population density, the proposed project would have a population of 1,377 or an increase of 533 persons. Since the proposed project will result in the demolition of existing residential structures, these residents will need to be relocated. As described in the Relocation Plan, provided in Appendix L, sufficient replacement housing is available in the area surrounding the project site to house all displaced residents of Waterman Gardens. The Housing Authority of the County of San Bernardino (HACSB) will provide relocation assistance and other services as described in the Relocation Plan.

There are three phasing alternatives proposed for the project. The land owner shall submit the final proposed phasing plan prior to issuance of first building permit.

Under **Phasing-Option A**, the project would be phased as follows:

- ◆ **Phase-1A** would include demolition of existing structures in the southwest corner of the property and construction of the Recreation Center and Community Center. A total of 50 dwelling units would be removed during this phase.
- ◆ **Phase-1B** would include the improvements to the public roadway surrounding the project site including the traffic calming measures traffic signals along the western portion of Olive Street.
- ◆ **Phase-1C** would include the improvements to the public roadway surrounding the project site including the traffic calming measures including center medians and traffic signals along Waterman Avenue.
- ◆ **Phase-2A** would include demolition of existing structures and construction of new structures in the interior of the site. A total of 38 units would be removed and 75 units and the Administration Building would be created during this phase.
- ◆ **Phase-2B** would include demolition of existing structures and construction of new structures in the interior of the site. A total of 38 units would be removed and 76 units would be created during this phase.
- ◆ **Phase-3A** would include demolition of existing structures and construction of new structures in the northwest corner of the site. A total of 18 units would be removed and 73 units would be created during this phase.



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- ◆ **Phase-3B** would include demolition of existing structures and construction of new structures in the northeast portion of the site. A total of 48 units would be removed and 79 units would be created during this phase.
- ◆ **Phase-3C** would include the improvements to the public roadway adjacent the project site including the traffic calming measures including center medians and traffic signals along Baseline Street.
- ◆ **Phase-4A** would include rehabilitation of the Existing Central Shop, Maintenance Building, Recycling Yard, and Community Garden Building during this phase.
- ◆ **Phase-4B** would include the improvements to the public roadway surrounding the project site including the traffic calming measures including traffic signals along La Junita Street.
- ◆ **Phase-5A** would include demolition of existing structures and construction of new structures along the south edge of the site along Olive Street. A total of 14 units would be removed and 38 units would be created during this phase.
- ◆ **Phase-5B** would include demolition of existing structures and construction of new structures in the southeast corner of the site. A total of 40 units would be removed and 69 units would be created during this phase.
- ◆ **Phase-5C** would include the improvements to the public roadway adjacent the project site including traffic calming measures including traffic signals along the eastern portion of Olive Street.

Under **Phasing-Option B**, the project would be phased as follows:

- ◆ **Phase-1A** would include demolition of existing structures and construction of new structures in the interior of the site. A total of 38 units would be removed and 75 units and the Administration Building would be created during this phase.
- ◆ **Phase-1B** would include demolition of existing structures and construction of new structures in the interior of the site. A total of 38 units would be removed and 76 units would be created during this phase.
- ◆ **Phase-2A** would include demolition of existing structures and construction of new structures in the northwest corner of the site. A total of 18 units would be removed and 73 units would be created during this phase.
- ◆ **Phase-2B** would include demolition of existing structures and construction of new structures in the northeast portion of the site. A total of 48 units would be removed and 79 units would be created during this phase.
- ◆ **Phase-2C** would include the improvements to the public roadway adjacent the project site including the traffic calming measures including center medians and traffic signals along Baseline Street.
- ◆ **Phase-3A** would include rehabilitation of the Existing Central Shop, Maintenance Building, Recycling Yard, and Community Garden Building during this phase.
- ◆ **Phase-3B** would include the improvements to the public roadway surrounding the project site including the traffic calming measures including traffic signals along La Junita Street.

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- ◆ **Phase-4A** would include demolition of existing structures and construction of new structures along the south edge of the site along Olive Street. A total of 14 units would be removed and 38 units would be created during this phase.
- ◆ **Phase-4B** would include demolition of existing structures and construction of new structures in the southeast corner of the site. A total of 40 units would be removed and 69 units would be created during this phase.
- ◆ **Phase-4C** would include the improvements to the public roadway adjacent the project site including traffic calming measures including traffic signals along the eastern portion of Olive Street.
- ◆ **Phase-5A** would include demolition of existing structures in the southwest corner of the property and construction of the Recreation Center and Community Center. A total of 50 dwelling units would be removed during this phase.
- ◆ **Phase-5B** would include the improvements to the public roadway surrounding the project site including the traffic calming measures including traffic signals along the western portion of Olive Street.
- ◆ **Phase-5C** would include the improvements to the public roadway surrounding the project site including the traffic calming measures including center medians and traffic signals along Waterman Avenue.

Under **Phasing-Option C**, the project would be phased as follows:

- ◆ **Phase-1A** would include demolition of existing structures and construction of new structures in the northwest corner of the site. A total of 18 units would be removed and 73 units would be created during this phase.
- ◆ **Phase-1B** would include the improvements to the public roadway surrounding the project site including the traffic calming measures including center medians and traffic signals along Waterman Avenue.
- ◆ **Phase-2A** would include demolition of existing structures and construction of new structures in the interior of the site. A total of 38 units would be removed and 75 units and the Administration Building would be created during this phase.
- ◆ **Phase-2B** would include demolition of existing structures and construction of new structures in the interior of the site. A total of 38 units would be removed and 76 units would be created during this phase.
- ◆ **Phase-3A** would include demolition of existing structures and construction of new structures in the northeast portion of the site. A total of 48 units would be removed and 79 units would be created during this phase.
- ◆ **Phase-3B** would include rehabilitation of the Existing Central Shop, Maintenance Building, Recycling Yard, and Community Garden Building during this phase.
- ◆ **Phase-3C** would include the improvements to the public roadway surrounding the project site including the traffic calming measures including center medians and traffic signals along La Junita Street.



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- ◆ **Phase-3D** would include the improvements to the public roadway adjacent the project site including the traffic calming measures including center medians and traffic signals along Baseline Street.
- ◆ **Phase-4A** would include demolition of existing structures and construction of new structures in the southeast corner of the site. A total of 40 units would be removed and 69 units would be created during this phase.
- ◆ **Phase-4B** would include demolition of existing structures and construction of new structures along the south edge of the site along Olive Street. A total of 14 units would be removed and 38 units would be created during this phase.
- ◆ **Phase-4C** would include the improvements to the public roadway adjacent the project site including traffic calming measures including traffic signals along the eastern portion of Olive Street.
- ◆ **Phase-5A** would include demolition of existing structures in the southwest corner of the property and construction of the Recreation Center and Community Center. A total of 50 dwelling units would be removed during this phase.
- ◆ **Phase-5B** would include the improvements to the public roadway surrounding the project site including the traffic calming measures including traffic signals along the western portion of Olive Street.

Based on available funding, Phase 1 of the final phasing plan would begin in 2013 and last approximately two years. Phase 2 would begin in 2015 and last approximately three to four years. Phase 3 would begin in 2018 and last approximately two to three years. Phase 4 would begin in 2020 and last just over two years. Phase 5 would begin in 2022 and last just over two years. The existing project site is currently developed; therefore, demolition activity would occur during the start of each construction phase. The phases would overlap to some extent such that demolition for the upcoming phase would occur during the final months of construction from the preceding phase.

## 1.3 ENVIRONMENTAL IMPACTS

The City of San Bernardino, a Designated Local Authority, the lead agency under the California Environmental Quality Act (CEQA) for the proposed project, prepared an initial study for the proposed project and determined that the proposed project would satisfy CEQA with the preparation of a Mitigated Negative Declaration (MND). Pursuant to Section 15070 of the CEQA Guidelines, the initial study identified potentially significant environmental effects, but revisions to the project would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur. The initial study included analysis of 17 environmental resource areas and provided a conclusion of “No Impact,” “Less Than Significant Impact,” or “Less Than Significant With Mitigation Incorporated.” The initial study did not identify any project impacts as potentially significant. Therefore, City of San Bernardino prepared an MND for the proposed project.

### 1.3.1 Impacts Considered No Impact or Less Than Significant

The project was found to have no environmental impact or less than significant impacts to the following environmental areas:

- ◆ Aesthetics

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- ◆ Agriculture and Forestry Resources
- ◆ Air Quality
- ◆ Biological Resources
- ◆ Hydrology and Water Quality
- ◆ Land Use and Planning
- ◆ Mineral Resources
- ◆ Population and Housing
- ◆ Public Services
- ◆ Recreation
- ◆ Utilities and Service Systems

## 1.3.2 *Potentially Significant Adverse Impacts That Can Be Mitigated, Avoided, or Substantially Lessened*

Environmental impacts on the following study areas would be potentially significant, unless mitigation measures are imposed.

- ◆ Cultural Resources
- ◆ Geology and Soils
- ◆ Greenhouse Gas Emissions
- ◆ Hazards and Hazardous Materials
- ◆ Noise
- ◆ Transportation and Traffic



## 2. *Mitigation Monitoring Process*

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### 2.1 *MITIGATION MONITORING PROGRAM ORGANIZATION*

Overall mitigation monitoring and management is the responsibility of the lead agency. The lead agency's technical consultants (CEQA consultant, project engineer, noise consultant, archeologist, paleontologist, traffic consultant, site remediation experts, etc.) may perform related monitoring tasks under the direction of the environmental monitor (if they are contracted by City of San Bernardino).

### 2.2 *LEAD AGENCY*

The Housing Authority of the County of San Bernardino, is the public agency that initiated the proposed project. The City of San Bernardino however, will have the principal responsibility for approving the project and will serve as the lead agency for the proposed project (CEQA Guidelines Section 15367). The City of San Bernardino will also serve as the lead agency for the purposes of any further environmental review that must be completed for further actions associated with the project. The City of San Bernardino has the responsibility for implementing the Mitigation Monitoring Program.

### 2.3 *MITIGATION MONITORING TEAM*

The mitigation monitoring team, consisting of the environmental monitor manager and technical subconsultants (CEQA consultant, project engineer, noise consultant, archeologist, paleontologist, environmental hazards remediation specialist, traffic consultant), is responsible for monitoring the implementation/compliance with all adopted mitigation measures and conditions of approval. A major portion of the team's work is in-field monitoring and compliance report preparation. Implementation disputes would be brought to the City of San Bernardino Project Manager.



The following summarizes key positions in the mitigation monitoring program and their respective functions:

#### Monitoring Team

- **Technical Advisors:** Responsible for monitoring in respective areas of expertise (CEQA consultant, project engineer, noise consultant, archeologist, paleontologist, environmental hazards remediation specialist, and traffic consultant). Report directly to the environmental monitor.
- **City of San Bernardino Project Manager:** Responsible for report review and dispute resolution.
- **Monitoring Program Manager:** Responsible for coordination of mitigation monitoring team, technical consultants, and report preparation. Responsible for overall program administration and document/report clearinghouse.

### 2.4 *RECOGNIZED EXPERTS*

The use of recognized experts on the monitoring team is required to ensure compliance with scientific and engineering mitigation measures. While the mitigation monitoring team's recognized experts assess compliance with required mitigation measures, recognized experts from responsible agencies consult with the City of San Bernardino Project Manager regarding disputes.

## *2. Mitigation Monitoring Process*

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### *2.5 RESOLUTION*

In the event that the mitigation monitor identifies a mitigation measure that, in the opinion of the monitor, has not been implemented or has not been implemented correctly, the problem will be brought before the City of San Bernardino for resolution. The decision of the City of San Bernardino is final unless appealed to the San Bernardino City Council. The City Council will have the authority to issue stop work orders until the dispute is resolved.

### *2.6 ENFORCEMENT*

Agencies may enforce conditions of approval through their existing police power, using stop work orders, fines, infraction citations, or in some cases, notice of violation for tax purposes.



## ***3. Mitigation Monitoring Requirements***

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### ***3.1 PREMITIGATION MEETING***

A premonitoring meeting will be scheduled to review mitigation measures, implementation requirements, schedule conformance, and mitigation monitoring committee responsibilities. Committee rules are established, the entire mitigation monitoring program is presented, and any misunderstandings are resolved.

### ***3.2 CATEGORIZED MITIGATION MEASURES/MATRIX***

Project-specific mitigation measures have been categorized in matrix format, as shown in Table 3-1. The matrix identifies the environmental factor, specific mitigation measures, schedule, and responsible monitor. The mitigation matrix will serve as the basis for scheduling the implementation of and compliance with all mitigation measures.

### ***3.3 IN-FIELD MONITORING***

Project monitors and technical subconsultants shall exercise caution and professional practices at all times when monitoring implementation of mitigation measures. Protective wear (e.g., hard hat, glasses) shall be worn at all times in construction areas. Injuries shall be immediately reported to the mitigation monitoring manager.

### ***3.4 COORDINATION WITH CONTRACTORS***

The construction manager is responsible for coordination of contractors and for contractor completion of required mitigation measures.

### ***3.5 LONG-TERM MONITORING***

Long-term monitoring related to several mitigation measures will be required, including fire safety inspections. Post-construction fire inspections are conducted on a routine basis by the San Bernardino Fire Department.



### *3. Mitigation Monitoring Requirements*

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### 3. Mitigation Monitoring Requirements

*Table 3-1  
Mitigation Monitoring Requirements*

<i>Mitigation Measure</i>	<i>Responsibility for Implementation</i>	<i>Timing</i>	<i>Responsibility for Monitoring</i>	<i>Monitor (Signature Required) (Date of Compliance)</i>	
<b>CULTURAL RESOURCES</b>					
1	<p>On an ongoing basis during the construction phase of the project, a certified archaeologist shall monitor grading and excavation operations for ground-disturbing activities within native soils/sediments only; not in previously disturbed areas. The archeologist should meet the Secretary of the Interior's Standards for archaeologists. In addition, a Native American monitor from a federally-recognized tribe should monitor alongside the certified archaeologist.</p> <p>In the event that cultural resources are exposed during project implementation, the archeologist must be empowered to temporarily halt construction activities in the immediate vicinity of the discovery while it is evaluated for significance. Construction activities could continue in other areas. If cultural resources are discovered while the archaeologist is not present, work in the immediate area must be halted and the archaeologist notified immediately to evaluate the resource(s) encountered. If any cultural resources discovery proves to be significant, additional work, such as data recovery excavation, may be warranted and would be discussed in consultation with the Housing Authority of the County of San Bernardino (HACSB). Prehistoric or ethnohistoric materials within the project area might include flaked stone tools, tool-making debris, stone milling tools, pottery, culturally modified animal bone, fire-affected rock, or soil darkened by cultural activities (midden). Historical materials might include building remains; metal, glass, or ceramic artifacts; or debris. Artifacts less than 50 years old do not require further work.</p>	Developer Applicant and Qualified Archaeologist	During demolition and site grading activities	City of San Bernardino	
2a	In the event that activities associated with the proposed project cannot be implemented in a manner that meets adherence to Secretary of the Interior's Standards for the Rehabilitation of Historic Properties, the project proponent/owner shall prepare a Historic American Building Survey (HABS) document pursuant to Section 110(b) of the National Historic Preservation Act	Developer Applicant and Qualified Archaeologist	Prior to demolition activities	City of San Bernardino	

### 3. Mitigation Monitoring Requirements

*Table 3-1  
Mitigation Monitoring Requirements*

<i>Mitigation Measure</i>	<i>Responsibility for Implementation</i>	<i>Timing</i>	<i>Responsibility for Monitoring</i>	<i>Monitor (Signature Required) (Date of Compliance)</i>
<p>(NHPA).</p> <p>Prior to any action, a Secretary of the Interior-qualified professional photographer shall perform photo documentation and a qualified historian or architectural historian will prepare written documentation consistent with the standards of the National Parks Service HABS. HABS documentation is described by the National Parks Service as the last means of preserving a historic property. The documentation of a property that is to be demolished preserves its history for future researchers.</p> <p>The project proponent will be required to prepare a HABS document to create a comprehensive understanding of the resource. The HABS document will consist of the following:</p> <ul style="list-style-type: none"> <li>◆ All the buildings and structures of Waterman Gardens should be photo documented by a professional photographer familiar with presenting the correct spatial relationship of the individual structures of the resource, and of the resources context to the surrounding landscape. It is recommended that the front and rear elevations of each type of housing unit (A, B, C, D, or E) be photographed. A representative group of photographs (not exceeding eight) should be taken of street viewscapes and of the area between housing units (for example: the area behind the units in Sycamore and Elm Circle). Digital color photographs are recommended with a representative sampling of photographs developed on paper to at least 5" x 7" photographs.</li> <li>◆ HASBC has a digital copy of the full set of the original blueprints of Waterman Gardens dating from 1942. Additional digital copies of the</li> </ul>				

### 3. Mitigation Monitoring Requirements

*Table 3-1  
Mitigation Monitoring Requirements*

<i>Mitigation Measure</i>	<i>Responsibility for Implementation</i>	<i>Timing</i>	<i>Responsibility for Monitoring</i>	<i>Monitor (Signature Required) (Date of Compliance)</i>
<p>blueprints should be produced to document the physical properties of the housing complex.</p> <ul style="list-style-type: none"> <li>◆ The text of the Historic Context and Historic Structures Evaluation sections found within Cogstone Historic Resource Evaluation of Waterman Gardens Public Housing Complex should suffice as the written history of Waterman Gardens. The text section of the HABS document should be printed on archivally stable paper.</li> </ul> <p>At least four complete copies of the Waterman Gardens HABS document will be prepared. One will be delivered to the California Room at Feldheim Branch of the City of San Bernardino Library. The others will be delivered to the Water Resources Institute at California State University-San Bernardino; the Heritage Room at A.K. Smiley Library, City of Redlands; and Pfau Library Special Collections at California State University-San Bernardino.</p>				

### 3. Mitigation Monitoring Requirements

**Table 3-1  
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>
2b	In connection with HABS documentation, the project proponent/owner shall develop an interpretive signage concerning the history of Waterman Gardens. The signage would be based on available historic photographs of the housing complex when it was first constructed and the history of the property contained within this report. It is recommended that the signage be located in an interior space open to the public and residents.	Developer Applicant, Qualified Architectural Historian	Prior to issuance of occupancy permits by the City of San Bernardino	City of San Bernardino	
3	Should resources be unearthed during grading, a vertebrate paleontologist shall be contacted to determine the significance, and make recommendations for appropriate mitigation measures in compliance with CEQA guidelines.	Developer Applicant and Qualified Paleontologist	During site grading activities to depths of over five feet below ground surface	City of San Bernardino	
<b>GEOLOGY AND SOILS</b>					
4	A licensed geotechnical consultant shall review the final grading and foundation plans to finalize the geotechnical recommendations for the project. Said recommendations shall be incorporated into the plans for the project as notes and specifications, which shall be verified during plan check by the City of San Bernardino Engineering and Building Department.	Developer Applicant, Qualified Geotechnical Consultant	Prior to issuance of grading permits by the City of San Bernardino	City of San Bernardino	
5	Ongoing during rough grading, areas of active grading shall be tested and field monitored by a qualified geotechnical consultant pursuant to the final geotechnical recommendations. Said monitoring and testing shall be documented in a log and shall remain on-site during the construction phase for review by the City Inspector	Developer Applicant, Qualified Geotechnical Consultant	During site grading activities	City of San Bernardino	
6	To minimize post-construction soil movement and to maintain the seismic-induced settlement within tolerable limits, it is recommended that at least 5 feet below the base of the footings and the slab system be excavated, moisture-conditioned as necessary, and recompacted to a minimum of 90 percent of maximum density based on ASTM D1557 Test Method.	Developer Applicant, Qualified Geotechnical Consultant	During site grading activities	City of San Bernardino	

### 3. Mitigation Monitoring Requirements

**Table 3-1  
Mitigation Monitoring Requirements**

	<i>Mitigation Measure</i>	<i>Responsibility for Implementation</i>	<i>Timing</i>	<i>Responsibility for Monitoring</i>	<i>Monitor (Signature Required) (Date of Compliance)</i>
7	A representative of the geotechnical engineering firm will be present during all site clearing and grading operations to test and observe earthwork construction. The geotechnical engineer will reject any material that does not meet compaction and stability requirements.	Developer Applicant, Qualified Geotechnical Consultant	During site grading activities	City of San Bernardino	
8	Project plans shall include the geotechnical engineer's recommended treatment of fill material as a note. The potential for structural damage at the site can be minimized by constructing the proposed building on compacted fill. For preliminary planning purposes, a remedial removal depth of 36 inches could be utilized in building pad areas.	Developer Applicant, Qualified Geotechnical Consultant	Prior to issuance of grading permits	City of San Bernardino	
9	To minimize the potential soil movement, the upper 18 inches of soil within building or exterior flatwork areas should be non-expansive fill. The fill material should be a well-graded silty sand or sandy silt soil. A clean sand or very sandy soil is not acceptable for this purpose.	Developer Applicant, Qualified Geotechnical Consultant	During site grading activities	City of San Bernardino	
10	The replacement soils should extend 5 feet beyond the perimeter of the building. The nonexpansive replacement soil should be compacted to at least 90 percent relative compaction based on ASTM D1557 Test Method. The exposed native soils in the excavation should not be allowed to dry out and should be continuously moist prior to backfilling. Also slab-on-grade continuous footings shall be nominally reinforced to minimize cracking and vertical off-set.	Developer Applicant, Qualified Geotechnical Consultant Developer Applicant, Qualified Geotechnical Consultant	During site grading activities	City of San Bernardino	
11	Prior to the placement of non-expansive Engineered Fill, the exposed Sub-grade in building pad, exterior flatwork, and pavement areas shall be scarified to a depth of 12 inches, worked until uniform and free from large clods, moisture-conditioned to at least 2 percent above optimum moisture, and re-compacted to a minimum of 90 percent of maximum density based on ASTM D1557 Test Method. Over-saturated soils shall be allowed to dry to approximately 2 percent above optimum moisture before	Developer Applicant, Qualified Geotechnical Consultant	During site grading activities	City of San Bernardino	

### 3. Mitigation Monitoring Requirements

**Table 3-1  
Mitigation Monitoring Requirements**

	<i>Mitigation Measure</i>	<i>Responsibility for Implementation</i>	<i>Timing</i>	<i>Responsibility for Monitoring</i>	<i>Monitor (Signature Required) (Date of Compliance)</i>
	re-compaction.				
12	Dewatering waterproofing will be required should structures or excavations extend below the groundwater table. If groundwater is encountered, a geotechnical engineering firm shall be consulted prior to dewatering the site.	Developer Applicant, Qualified Geotechnical Consultant	During site grading activities	City of San Bernardino	
13	Project site winterization consisting of placement of aggregate base and protecting exposed soils during construction shall be performed.	Developer Applicant, Qualified Geotechnical Consultant	During site grading/construction activities	City of San Bernardino	
<b>HAZARDS AND HAZARDOUS MATERIALS</b>					
14	Prior to structure disturbance, a State-certified asbestos professional and State-certified lead professional should survey the site structures and determine whether sampling of building materials for ACMs and LBP is warranted. Any abatement or removal of ACMs and LBP shall be performed in accordance with applicable federal, State, and local regulations.	Developer Applicant, Department of Toxic Substances Control (DTSC), and Qualified Environmental Assessor	Prior to issuance of grading permits by the City of San Bernardino	City of San Bernardino	
15	Prior to structure disturbance, a qualified professional should survey the site structures and determine whether suspect PCB-containing equipment is present. PCB-containing equipment must be handled and disposed of in accordance with applicable federal, State, and local regulations.	Developer Applicant, Department of Toxic Substances Control (DTSC), and Qualified Environmental Assessor	Prior to issuance of grading permits by the City of San Bernardino	City of San Bernardino	
16	The City Engineer shall require soils samples and testing for contamination in areas shown on the Grading Plan where soils will be excavated. The Grading Plan for the project shall include a note requiring testing for contamination as well as proper disposal based on test results.	Developer Applicant and Qualified Environmental Assessor	Prior to issuance of grading permits by the City of San Bernardino	City of San Bernardino	

### 3. Mitigation Monitoring Requirements

*Table 3-1  
Mitigation Monitoring Requirements*

<i>Mitigation Measure</i>	<i>Responsibility for Implementation</i>	<i>Timing</i>	<i>Responsibility for Monitoring</i>	<i>Monitor (Signature Required) (Date of Compliance)</i>	
<b>NOISE</b>					
17	<p>The project shall comply with the following construction best management practices:</p> <ul style="list-style-type: none"> <li>◆ Two weeks prior to the commencement of construction for any phase, notification must be provided to surrounding land uses within 1,000 feet of the project site disclosing the construction schedule, including various types of activities that would be occurring throughout the duration of each construction phase.</li> <li>◆ Provide designated truck routes that minimize impacts on local traffic and neighborhoods.</li> <li>◆ Schedule high noise-producing activities between the hours of 8:00 AM and 4:00 PM Monday through Saturday to minimize disruption to neighboring residential homes.</li> <li>◆ Ensure that construction equipment is properly muffled according to industry standards and in good working condition.</li> <li>◆ Place noise-generating construction equipment and locate construction staging areas away from residential homes.</li> <li>◆ Use electric air compressors and similar power tools rather than diesel equipment to the extent that the necessary equipment are commercial available.</li> <li>◆ Construction-related equipment, including heavy-duty equipment, motor vehicles, generators, air compressors, and other portable equipment, shall be turned off when not in use for more than 30 minutes.</li> </ul>	Developer Applicant and Project Construction Contractor	Two weeks prior to the start of demolition or any construction activities	City of San Bernardino	

### 3. Mitigation Monitoring Requirements

*Table 3-1  
Mitigation Monitoring Requirements*

	<i>Mitigation Measure</i>	<i>Responsibility for Implementation</i>	<i>Timing</i>	<i>Responsibility for Monitoring</i>	<i>Monitor (Signature Required) (Date of Compliance)</i>
	<ul style="list-style-type: none"> <li>◆ Construction vehicles and equipment outfitted with back-up alarms shall utilize “smart back-up alarms” that will generate sound at least five decibels louder than the surrounding noise instead of fixed-decibel back-up alarms.</li> <li>◆ Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow for surrounding residents to contact the job superintendent. If the superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action to the reporting party.</li> </ul>				
18	<p>The project shall be required to implement the following noise reduction features.</p> <ul style="list-style-type: none"> <li>◆ The travel lane widths on Baseline Street and Waterman Avenue adjacent to the project site will be reduced from 12 feet down to 10 feet.</li> <li>◆ On-street parking shall be provided along Baseline Street and Waterman Avenue in areas adjacent to the project site.</li> <li>◆ Bicycle lanes shall be provided on Baseline Street.</li> <li>◆ A raised center median with dense ground vegetation or ground cover shall be provided along Baseline Street.</li> <li>◆ Trees and ground vegetation or ground cover shall be provided along Baseline Street between the proposed residential buildings and travel lanes.</li> <li>◆ Sidewalks shall be setback approximately 8 feet along Baseline Street in areas adjacent to the project</li> </ul>	Developer Applicant and Project Construction Contractor	During site construction activities	City of San Bernardino	

### 3. Mitigation Monitoring Requirements

**Table 3-1  
Mitigation Monitoring Requirements**

	<i>Mitigation Measure</i>	<i>Responsibility for Implementation</i>	<i>Timing</i>	<i>Responsibility for Monitoring</i>	<i>Monitor (Signature Required) (Date of Compliance)</i>
	<p>site.</p> <ul style="list-style-type: none"> <li>◆ One additional signalized intersection and one relocated signalized intersection, compared to existing conditions, shall be added to Baseline Street adjacent to the project site.</li> <li>◆ The signalized intersection along Baseline Street adjacent to the project site, including the two additional proposed intersections, shall be set in progression such that vehicle speeds are reduced to approximately 30-35 miles per hour.</li> </ul>				
19	<p>The pavement along Baseline Street and Waterman Avenue in the area adjacent to the project site shall be upgraded with features and materials that reduce vehicle noise according to the following parameters:</p> <ul style="list-style-type: none"> <li>◆ The pavement shall be upgraded with “quiet pavement” materials, such as rubberized pavement.</li> <li>◆ The project site shall include planter strips along Baseline Street with dense vegetation or ground cover.</li> <li>◆ The project site shall include “sitting walls” with landscaping materials along Baseline Street approximately 2 to 2.5 feet in height, that will act as noise barriers, with landscaping material placed toward the proposed residential buildings.</li> </ul>	Developer Applicant and Project Construction Contractor	During site construction activities	City of San Bernardino	
<b>TRANSPORTATION AND CIRCULATION</b>					
20	<p>For the intersection to operate at an acceptable level, signal modification and optimization would be needed. The measure would help alleviate congestion at this movement. With the improvement, the intersection would operate at LOS D with a V/C ratio increase of 0.02 in the AM peak hour and at LOS D with a V/C ratio increase of 0.00 in the PM peak hour from</p>	Developer Applicant and Project Construction Contractor	Prior to issuance of occupancy permits	City of San Bernardino	

### 3. Mitigation Monitoring Requirements

**Table 3-1  
Mitigation Monitoring Requirements**

	<i>Mitigation Measure</i>	<i>Responsibility for Implementation</i>	<i>Timing</i>	<i>Responsibility for Monitoring</i>	<i>Monitor (Signature Required) (Date of Compliance)</i>
	<p>“without project” conditions.</p> <p>The project is responsible for a fair share contribution of each mitigation measure. Project fair share contributions are calculated by comparing the project’s peak hour traffic generated against future growth. It is recommended that the intersection implement signal optimization to bring LOS delay to within allowable limits</p>				
21	<p>It is recommended that the project implement a right-turn-in/right-turn-out, left-turn-in rule at this intersection. This measure will substantially alleviate delay experienced by drivers wanting to turn left out of the Orange Street driveway. Although this intersection is warranted for a signal, it is not recommended given the intersection’s close proximity (~350 feet) to the Waterman Avenue and Baseline Street intersection.</p>		Prior to issuance of occupancy permits	City of San Bernardino	
<b>GREENHOUSE GAS EMISSIONS</b>					
22	<p>The project shall comply with and incorporate the following measures:</p> <ul style="list-style-type: none"> <li>◆ Exceed the Title 24 energy use standards for green buildings by 15 percent;</li> <li>◆ Use energy-efficient LED lights for outdoor lighting;</li> <li>◆ Install low-flow faucets and toilets;</li> <li>◆ Provide active stormwater management for reuse in landscape irrigation;</li> <li>◆ Install water-efficient landscaping;</li> <li>◆ Include a recycling center on-site;</li> <li>◆ Enhance street and walkway design for improved pedestrian use and connection to public transit;</li> <li>◆ Install light-colored roofs and walkways as well as shade trees to reduce heat island effects.</li> </ul>	Developer Applicant and Project Construction Contractor	Prior to issuance of occupancy permits	City of San Bernardino	

### *3. Mitigation Monitoring Requirements*

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## ***4. Mitigation Monitoring Reports***

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Mitigation monitoring reports are required to document compliance with the Mitigation Monitoring Program and to dispute arbitration enforcement resolution. Specific reports include:

- *Field Check Report*
- *Implementation Compliance Report*

### ***4.1 FIELD CHECK REPORT***

Field check reports are required to record in-field compliance and conditions.

### ***4.2 IMPLEMENTATION COMPLIANCE REPORT***

The Implementation Compliance Report (ICR) is prepared to document the implementation of mitigation measures on a phased basis, based on the information in Table 3-1. The report summarizes implementation compliance, including mitigation measures, date completed, and monitor's signature.



## *4. Mitigation Monitoring Reports*

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## ***5. Community Involvement***

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Monitoring reports are public documents and are available for review by the general public. Discrepancies in monitoring reports can be taken to the arbitration committee by the general public.



## 5. Community Involvement

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## ***6. Report Preparation***

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### *6.1 LIST OF PREPARERS*

The Planning Center|DC&E

Brooke Peterson, Senior Associate

City of San Bernardino, Lead Agency

Aron Liang, Project Manager



## 6. Report Preparation

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