

Summary of Mitigation Measures and Monitoring Program for the Waterman Industrial Center Initial Study

Mitigation Measures	Party Responsible for Implementation	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring/Reporting Action	Monitoring Frequency	Monitoring Compliance Record (Name/Date)
Biological Resources						
B-1a: Trees and other suitable nesting habitat within the limits of work shall be surveyed by a qualified biologist prior to initiating construction-related activities. A pre-construction survey would be conducted no more than 72 hours prior to the start of work. If no nests are observed, construction activities should be initiated within 72 hours. If more than 72 hours pass and construction has not been initiated, another survey would be required.	Developer-contracted biologist	Surveys initiated no more than 72 hours prior to the onset of construction or ground-disturbing activities.	Community Development Department	Review survey results and evidence of (a) consultation with CDFW, and (b) avoidance and minimization measures. Review monitoring report and conduct site inspections	Review survey and evidence once prior to the onset of construction or ground-disturbing activities.	Initials: _____ Date: _____ Initials: _____ Date: _____
B-1b: If, during the breeding season, an active nest is discovered in a tree or shrub to be removed, the tree or shrub shall be protected using orange construction fence or the equivalent. The protective fencing shall be placed around the tree or shrub at the following distance depending on species: 25 feet from the drip line of the tree or shrub for passerines and non-raptors; 300 feet from the drip line of the tree for raptors. No parking, storage of materials, or	Developer-contracted biologist	As a result of survey required in mitigation measure B-1a.	Community Development Department	Review, as applicable, survey results and evidence of (a) consultation with CDFW, and (b) avoidance and minimization measures.	As necessary based on discovery of nesting birds	Initials: _____ Date: _____ Initials: _____ Date: _____

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work would be allowed within this area until the end of the breeding season or until the young have fledged, as determined by a qualified biologist.						
B-2: Tree Removal Permit. Prior to the issuance of a grading permit, an arborist survey and report including a tree replacement program shall be prepared for review and approval by the City of San Bernardino Community Development Director. Subject to the approval of the report, the City shall issue a tree removal permit.	Developer-contracted arborist	Prior to the issuance of a grading permit	Community Development Department	Prepare / review final report / issue tree removal permit	Review plan once prior to tree removal	Initials: _____ Date: _____ Initials: _____ Date: _____
Cultural Resources						
CR-1: Prior to beginning project construction, the Project applicant shall retain an archaeological monitor to monitor initial ground-disturbing activities in an effort to identify any unknown archaeological resources. Any newly discovered cultural resource deposits shall be subject to a cultural resources evaluation.	Developer-contracted archaeological monitor	During ground-disturbing activities	Community Development Department	Conduct site inspection / review final report(s)	Review specifications once; monitor during regular inspections	Initials: _____ Date: _____ Initials: _____ Date: _____

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Geology and Soils						
G-1: All grading and construction of the Project site shall comply with the geotechnical recommendations contained in the Geotechnical Engineering Investigation prepared by NorCal Engineering dated April 2015. All recommendations contained in the report shall be incorporated into all final and engineering and grading plans.	Developer-contracted engineer	Prior to issuance of grading permit	Public Works/Engineering Division	Review geotechnical report and construction specifications materials / Conduct site inspections	Review specifications once; monitor during regular inspections	Initials: _____ Date: _____ Initials: _____ Date: _____
Greenhouse Gas Emissions						
GHG-1: The project applicant shall provide sidewalks within the project boundary and along the off-site roadway improvements.	Developer contracted engineer and construction contractor	Prior to the issuance of building or occupancy permits	Public Works/Engineering Division	Review building plans and specifications and retain for administrative record / Conduct site inspections	Review building plans and specifications once; monitor during regular inspections	Initials: _____ Date: _____ Initials: _____ Date: _____
GHG-2: The project applicant shall require that any future tenants institute a ride sharing program and employee vanpool/shuttle that is open to all employees.	Developer	Prior to the issuance of building or occupancy permits	Public Works/Engineering Division	Review plan and specifications and retain for administrative record / Conduct site inspections	Review building plans and specifications once prior to occupancy; monitor during regular inspections	Initials: _____ Date: _____ Initials: _____ Date: _____

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GHG-3: The project applicant shall require that all building structures meet or exceed 2013 Title 24 Standards and Green Building Code Standards.	Developer contracted engineer and construction contractor	Prior to the issuance of building or occupancy permits	Public Works/Engineering Division	Review building plans and specifications and retain for administrative record / Conduct site inspections	Review building plans and specifications once; monitor during regular inspections	Initials: _____ Date: _____ Initials: _____ Date: _____
GHG-4: The project applicant shall require that all lighting installed in the proposed structures uses on average a minimum of 5 percent less energy than conventional metal halide warehouse lighting.	Developer contracted engineer/architect and construction contractor	Prior to the issuance of building or occupancy permits	Public Works/Engineering Division	Review building plans and specifications and retain for administrative record / Conduct site inspections	Review building plans and specifications once; monitor during regular inspections	Initials: _____ Date: _____ Initials: _____ Date: _____
GHG-5: The project applicant shall require that all faucets, toilets and showers installed in the proposed structures utilize low-flow fixtures that would reduce indoor water demand by 20% per CalGreen Standards.	Developer contracted engineer/architect and construction contractor	Prior to the issuance of building or occupancy permits	Public Works/Engineering Division	Review building plans and specifications and retain for administrative record / Conduct site inspections	Review building plans and specifications once; monitor during regular inspections	Initials: _____ Date: _____ Initials: _____ Date: _____
GHG-6: The project applicant shall require that ENERGY STAR-compliant appliances are installed on site.	Developer and construction contractor	Prior to the issuance of building or occupancy permits	Public Works/Engineering Division	Review building plans and specifications and retain for administrative record / Conduct site inspections	Review building plans and specifications once; monitor during regular inspections	Initials: _____ Date: _____ Initials: _____ Date: _____

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<p>GHG-7: The project applicant shall require all future tenants to institute recycling programs that reduces waste to landfills by a minimum of 50 percent (75 percent by 2020) and includes designated recycling bins at each proposed structure and requires all green waste to be processed at a recycling or composting facility.</p>	Developer	Prior to the issuance of building or occupancy permits	Public Works/Engineering Division	Review plan and specifications and retain for administrative record / Conduct site inspections	Review building plans and specifications once prior to occupancy; monitor during regular inspections	Initials: _____ Date: _____ Initials: _____ Date: _____
Noise						
<i>Construction</i>						
<p>N-1: During all project site excavation and grading on site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards.</p>	Construction contractor	Prior to the issuance of demolition permits or ground disturbing activities	Public Works/Engineering Division	Review contract specifications and notices; confirm with monitoring	Once prior to the onset of construction or ground-disturbing activities	Initials: _____ Date: _____ Initials: _____ Date: _____
<p>N-2: The contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.</p>	Construction contractor	Prior to the issuance of demolition permits or ground disturbing activities	Public Works/Engineering Division	Review contract specifications and notices; confirm with monitoring	Once prior to the onset of construction or ground-disturbing activities; monitor during regular inspections	Initials: _____ Date: _____ Initials: _____ Date: _____

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N-3: Equipment shall be shut off and not left to idle when not in use.	Construction contractor	Prior to the issuance of demolition permits or ground disturbing activities	Public Works/Engineering Division	Review contract specifications and notices; confirm with monitoring	Once prior to the onset of construction or ground-disturbing activities; monitor during regular inspections	Initials: _____ Date: _____ Initials: _____ Date: _____
N-4: The contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the project site during all project construction.	Construction contractor	Prior to the issuance of demolition permits or ground disturbing activities	Public Works/Engineering Division	Review contract specifications and notices; confirm with monitoring	Once prior to the onset of construction or ground-disturbing activities; monitor during regular inspections	Initials: _____ Date: _____ Initials: _____ Date: _____
N-5: The project applicant shall mandate that the construction contractor prohibit the use of music or sound amplification on the project site during construction.	Construction contractor	Prior to the issuance of demolition permits or ground disturbing activities	Public Works/Engineering Division	Review contract specifications and notices; confirm with monitoring	Once prior to the onset of construction or ground-disturbing activities; monitor during regular inspections	Initials: _____ Date: _____ Initials: _____ Date: _____
N-6: The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment.	Construction contractor	Prior to the issuance of demolition permits or ground disturbing activities	Public Works/Engineering Division	Review contract specifications and notices; confirm with monitoring	Once prior to the onset of construction or ground-disturbing activities; monitor during	Initials: _____ Date: _____ Initials: _____ Date: _____

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N-7: Limit the use of heavy equipment or vibratory rollers and soil compressors along the project boundaries to the greatest degree possible. It is acknowledged that some soil compression may be necessary along the project boundaries.	Construction contractor	Prior to the issuance of demolition permits or ground disturbing activities	Public Works/Engineering Division	Review contract specifications and notices; confirm with monitoring	Once prior to the onset of construction or ground-disturbing activities; monitor during regular inspections	Initials: _____ Date: _____ Initials: _____ Date: _____
N-8: Jackhammers, pneumatic equipment and all other portable stationary noise sources shall be shielded and noise shall be directed away from sensitive receptors.	Construction contractor	Prior to the issuance of demolition permits or ground disturbing activities	Public Works/Engineering Division	Review contract specifications and notices; confirm with monitoring	Once prior to the onset of construction or ground-disturbing activities; monitor during regular inspections	Initials: _____ Date: _____ Initials: _____ Date: _____
N-9: For the duration of construction activities, the construction manager shall serve as the contact person should noise levels become disruptive to local residents. A sign should be posted at the project site with the contact phone number.	Construction contractor	Prior to the issuance of demolition permits or ground disturbing activities	Public Works/Engineering Division	Review contract specifications and notices; confirm with monitoring	Once prior to the onset of construction or ground-disturbing activities; monitor during regular inspections	Initials: _____ Date: _____ Initials: _____ Date: _____
<i>Operational</i>						
N-10: The project shall construct an 8-foot noise barrier along the northern	Developer and construction contractor	During construction	Public Works/Engineering Division	Review of site and plans; confirm with monitoring	Review building plans and specifications	Initials: _____ Date: _____

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project boundary in accordance with the Kunzman Noise Study. The wall shall be positioned at the top of slope or pad, whichever is greater such that it provides optimum sound attenuation.					once prior to occupancy	Initials: _____ Date: _____
Transportation/Traffic						
TRAF-1: Install traffic signal at Waterman Avenue and Park Center Circle North. The traffic signals within the study area should include an interconnection of the traffic signals to function in a coordinated system.	Developer	Prior to issuance of occupancy permit	Public Works/Engineering Division	Review of site and plans; confirm with monitoring	Review building plans and specifications once prior to occupancy	Initials: _____ Date: _____ Initials: _____ Date: _____
TRAF-2: As mitigation for the potential traffic impacts, the proposed project shall contribute through local and regional adopted traffic impact fee programs in addition to any fair share contributions shown within the traffic study which is not covered within these fee programs.	Developer	Prior to issuance of occupancy permit	Public Works/Engineering Division	Review of site and plans; confirm with monitoring	Review building plans and specifications once prior to occupancy	Initials: _____ Date: _____ Initials: _____ Date: _____