

PROJECT FILE NO.: Development Code Amendment 21-05 to change the Zoning District classification from RL (Residential Low) to Residential Suburban (RS) and Subdivision No. 21-11 (Tentative Tract Map No. 20421) to subdivide 6.10 gross acres into 25 single-family lots.

APPLICANT: Mr. Rene Jacober
Inland Self Storage Management
PO Box 8008, Newport Beach, CA 92658

INTRODUCTION

Section 21081.6 of the Public Resources Code requires a Lead Agency to 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” (Mitigation Monitoring or Reporting, Section 15097 of the *CEQA Statute and Guidelines* provides additional direction on mitigation monitoring or reporting). The City of San Bernardino is the Lead Agency for the Belmont Residential Subdivision Project (the “Project”) located at the northwest corner of West Belmont Avenue and Olive Avenue, in the Verdemon area of the City of San Bernardino. An Initial Study has been prepared to address the potential environmental impacts of the Project. Where appropriate, this environmental document identified project design features or recommended mitigation measures to avoid or to reduce potentially significant environmental impacts of the Project. The Mitigation Monitoring and Reporting Program (MMRP) is designed to monitor implementation of the mitigation measures identified for the Project. The MMRP is subject to review and approval by the Lead Agency as part of the adoption of the Mitigated Negative Declaration and approval of project conditions. The required mitigation measures are listed and categorized by impact area, as identified in the Initial Study,

The first column of the MMRP table identifies the Mitigation Measure. The second column identifies the monitoring schedule or timing, while the third column names the party responsible for monitoring the required action. The fourth column, “Monitoring Procedure,” outlines the steps for monitoring the action identified in the mitigation measure. The fifth and sixth columns deal with reporting and provide spaces for comments and dates and initials. These last columns will be used by the City to ensure that individual mitigation measures have been monitored.

The Project Applicant shall be responsible for implementing all mitigation measures unless otherwise noted. The MMRP performance shall be monitored and reported annually to determine the effectiveness of the measures implemented in any given year and reevaluate the mitigation needs for the upcoming year.

Mitigation Measure	Mitigation Monitoring			Reporting	
	Monitoring Schedule	Monitoring Responsibility	Monitoring Procedure	Comments	Date/Initials
CULTURAL RESOURCES					
CR-1: In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the Yuhaaviatam of San Manuel Nation Cultural Resources Department shall be contacted regarding any pre-contact and/or historic-era finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.	In the event of discovery of resources during ground-disturbing activities	San Bernardino Planning Division	Review report documenting findings and recommendations for treatment of cultural resources discovered		
CR-2: If significant pre-contact and/or historic-era cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to the Yuhaaviatam of San Manuel Nation for review and comment. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.	In the event of discovery of resources during ground-disturbing activities	San Bernardino Planning Division	Review the Monitoring and Treatment Plan and verify compliance		

Mitigation Measure	Mitigation Monitoring			Reporting	
	Monitoring Schedule	Monitoring Responsibility	Monitoring Procedure	Comments	Date/Initials
CR-3: If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.	In the event of discovery of inadvertent finds during ground-disturbing activities	San Bernardino Planning Division	Stop work and contact the County Coroner		
NOISE					
N-1: Prior to the issuance of grading and building permits, the contractor shall establish a Construction Management Plan that includes the following standards: <ul style="list-style-type: none"> • Construction shall adhere to the allowable operable hours as denoted within the SBMC Chapter 8.54. • 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. • The contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site. • Equipment shall be shut off and not 	Prior to the issuance of grading and building permits	San Bernardino Planning Division	During Grading and Building Planchecks, review Construction Management Plan and check for plan notes On-site field inspection		

<p>left to idle when not in use.</p> <ul style="list-style-type: none"> • The contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and sensitive receptors nearest the project site during all project construction. • The contractor shall limit the use of vibratory and/or heavy equipment along the project boundaries to the greatest degree possible. 					
TRIBAL CULTURAL RESOURCES					
<p>TCR-1: The Yuhaaviatam of San Manuel Nation Cultural Resources Department shall be contacted of any pre-contact cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a Cultural Resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with the Yuhaaviatam of San Manuel Nation, and all subsequent finds shall be subject to this plan. This plan shall allow for a monitor to be present that represents the Yuhaaviatam of San Manuel Nation for the remainder of the project, should the Yuhaaviatam of San Manuel Nation elect to place a monitor on-site.</p>	<p>In the event of discovery of tribal cultural resources during ground-disturbing activities</p>	<p>San Bernardino Planning Division</p>	<p>Contact the Yuhaaviatam of San Manuel Nation and create cultural resources monitoring and treatment plan</p>		

Mitigation Measure	Mitigation Monitoring			Reporting	
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TCR-2: Any and all cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to the Yuhaaviatam of San Manuel Nation. The Lead Agency and/or applicant shall, in good faith, consult with the Yuhaaviatam of San Manuel Nation throughout the life of the project.	In the event of discovery of tribal cultural resources during ground-disturbing activities	San Bernardino Planning Division	Verify documents have been provided to the Yuhaaviatam of San Manuel Nation		