

San Bernardino Valley College Master Plan Final Program Environmental Impact Report

State Clearinghouse No. 2009041098

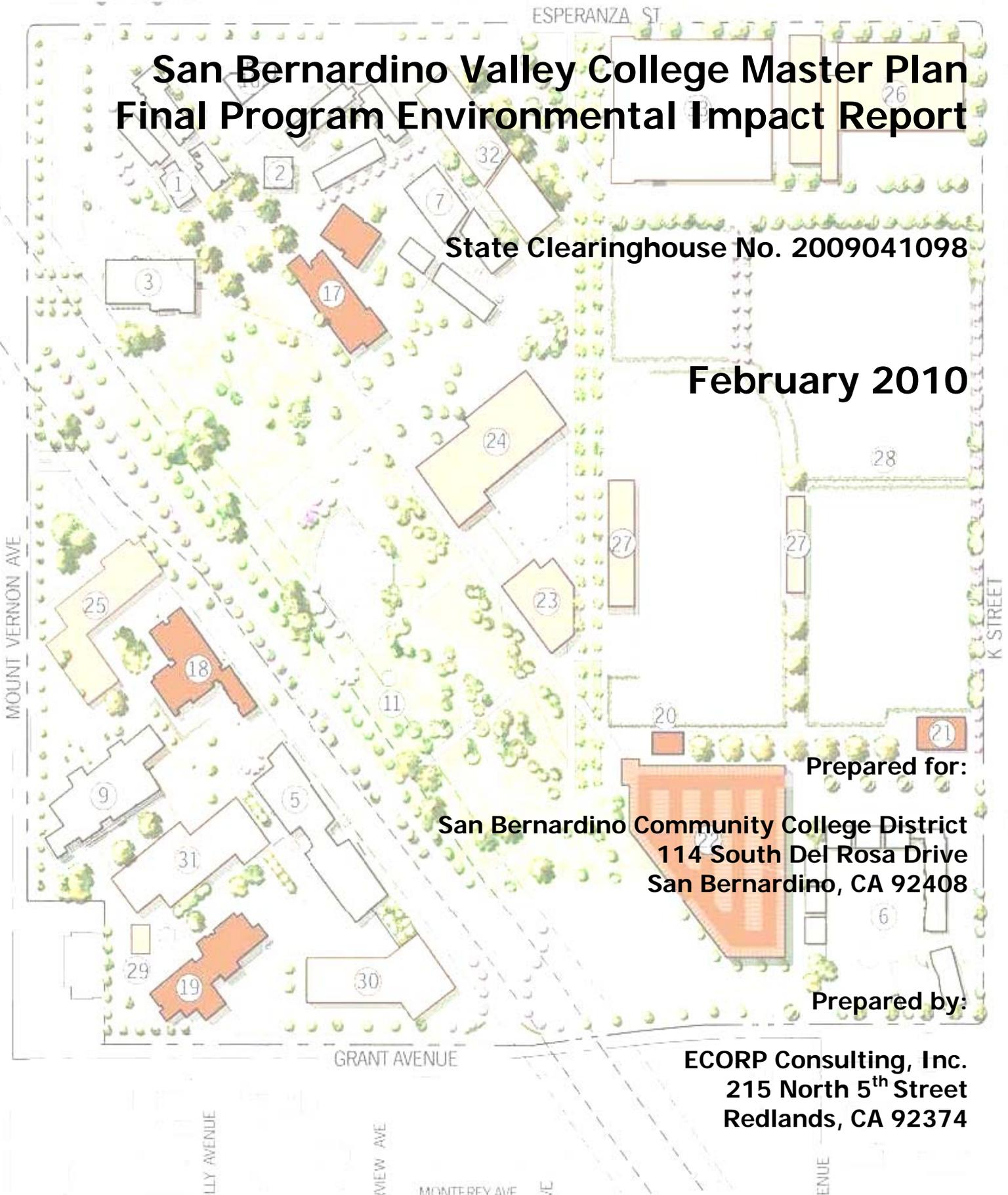
February 2010

Prepared for:

San Bernardino Community College District
114 South Del Rosa Drive
San Bernardino, CA 92408

Prepared by:

ECORP Consulting, Inc.
215 North 5th Street
Redlands, CA 92374



**SAN BERNARDINO VALLEY COLLEGE
MASTER PLAN**

**FINAL
PROGRAM ENVIRONMENTAL IMPACT REPORT
FEBRUARY 2010**

State Clearinghouse No. 2009041098

Prepared for:



**San Bernardino Community College District
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SECTION 1.0

INTRODUCTION

The Draft Program Environmental Impact Report (PEIR) for the San Bernardino Valley College Master Plan was circulated for public and agency review and comment from September 29, 2009 to November 12, 2009. According to the California Environmental Quality Act (CEQA) Guideline Section 15132, a Final EIR must be prepared and must include a list of persons, agencies, and organizations commenting on the Draft EIR; copies of the comments received during public review of the Draft EIR; and the Lead Agency's response to those comments.

As required by Section 15132 of the CEQA Guidelines, this Final PEIR responds to comments regarding significant environmental issues and concerns raised in the public and agency review process. This document provides responses to comments on significant environmental issues, describes the disposition of the issues, and explains the Draft EIR analysis by either supporting Draft PEIR conclusions or providing clarifying information, as appropriate.

This Final EIR is organized as follows:

- ◆ Section 1 provides a discussion of the purpose of the Final PEIR and discusses the structure of this document;
- ◆ Section 2 lists the agencies, organizations, and individuals that commented on the contents of the Draft PEIR;
- ◆ Section 3 includes the comments received on the Draft PEIR and the responses to those comments;
- ◆ Section 4 provides revisions to the Draft PEIR; and
- ◆ Section 5 provides the Mitigation Monitoring Program prepared consistent with CEQA requirements.

This Final PEIR incorporates by reference the Draft PEIR and technical appendices. These documents, and other information contained in the environmental record, constitute the Final PEIR for the San Bernardino Valley College Master Plan.

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SECTION 2.0

LIST OF COMMENTORS

A list of public agencies, organizations, and individuals that provided comments on the Draft PEIR is presented below. Each comment letter has been assigned a numerical designation. Each comment within each letter has been assigned an additional numerical designation so that each comment can be cross-referenced with an individual response. These letters, and the responses to the comments, are in Section 3.0 of this Final PEIR.

**Table 2-1
List of Comment Letters**

Letter Number	Sender	Date Received
1	San Bernardino County Department of Public Works, Traffic Division	9/30/09
2	State of California Public Utilities Commission Rail Crossings Engineering Section	11/5/09
3	California State Clearinghouse	11/17/09

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SECTION 3.0

COMMENT LETTERS AND RESPONSES TO COMMENTS

This section includes the letters received during the public and agency review period on the Draft PEIR, followed by responses to the comments in the letters that were received. Revisions to the Draft PEIR are included in Section 4.0 of this Final PEIR.

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**SAN BERNARDINO VALLEY COLLEGE MASTER PLAN
FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT**

Letter 1

DEPARTMENT OF PUBLIC WORKS

FLOOD CONTROL • SOLID WASTE MGMT • SURVEYOR • TRANSPORTATION



COUNTY OF SAN BERNARDINO

825 East Third Street • San Bernardino, CA 92415-0835 • (909) 387-8104
Fax (909) 387-8130

GRANVILLE M. "BOW" BOWMAN, P.E., P.L.S.
Director of Public Works

September 28, 2009

San Bernardino Community College District
Facilities, Planning and Administrative Services
Attn: Steven Lohr, Ed.D.
114 South Del Rosa Drive
San Bernardino, CA 92408

Dear Mr. Lohr:

The County of San Bernardino Department of Public Works Traffic Division has reviewed the Traffic Portion of the Draft EIR for the San Bernardino Valley College Master Plan. This Department has no comments.

If you have any questions, please call Ed Petre at (909)387-8239.

Sincerely,

JACOB Y. BABICO, P.E.
Chief Traffic Division

JYB/EP/sr

CC: Ed Petre
Reading File

1-1

RECEIVED

SEP 30 2009

SBCCD
FACILITIES AND PLANNING

MARK H. UFFER
County Administrative Officer

Board of Supervisors
BRAD MITZELFELT First District
PAUL BIANE Second District
NEIL DERRY Third District
GARY C. OVITT Fourth District

**SAN BERNARDINO VALLEY COLLEGE MASTER PLAN
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Response to Comment 1-1:

This letter confirms that the County of San Bernardino Department of Public Works Traffic Division reviewed the traffic portion of the Draft EIR and no comments were forthcoming. No response is required.

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Letter 2

STATE OF CALIFORNIA

ARNOLD SCHWARZENEGGER, Governor

PUBLIC UTILITIES COMMISSION
320 WEST 4TH STREET, SUITE 500
LOS ANGELES, CA 90013



November 3, 2009

Steven Lohr, Ed.D.
San Bernardino Community College District
114 S. Del Rosa Drive
San Bernardino, CA 92410

RECEIVED
NOV 05 2009
SBCCD
FACILITIES AND PLANNING

Dear Mr. Lohr:

Re: SCH# 2009041098; Valley College Master Plan

The California Public Utilities Commission (Commission) has jurisdiction over the safety of highway-rail crossings (crossings) in California. The California Public Utilities Code requires Commission approval for the construction or alteration of crossings and grants the Commission exclusive power on the design, alteration, and closure of crossings.

The Commission's Rail Crossings Engineering Section (RCES) is in receipt of the *Notice of Completion & Environmental Document Transmittal-Draft Environmental Impact Report* from the State Clearinghouse for the proposed Valley College Master Plan at Esperanza Street, Mount Vernon Avenue, K Street and Grant Avenue. RCES staff is concerned that the proposed project may potentially increase vehicular and pedestrian traffic over the nearby BNSF Railway's Laurel Street (DOT# 026449C) and Olive Street (DOT# 026450W) crossings.

The District should consider the proposed development's impact at the above crossings. Language should be in place so that any traffic impact studies undertaken should also address traffic and pedestrian impacts over these crossings. Mitigation measures to consider include, but are not limited to, the planning for grade separations for major thoroughfares, improvements to existing at-grade highway-rail crossings due to increase in traffic and pedestrian volumes, and pedestrian safety treatments and continuous vandal resistant fencing to channelize pedestrians to safe designated crossing locations.

If you have any questions, please contact Bill Lay, Utilities Engineer at 213-576-1399, bll@cpuc.ca.gov, or me at rxm@cpuc.ca.gov, 213-576-7078.

Sincerely,

Rosa Muñoz, PE
Utilities Engineer
Rail Crossings Engineering Section
Consumer Protection & Safety Division

C: John Shurson, BNSF

2-1

Response to Comment 2-1:

The letter discusses concerns that the Proposed Project may increase pedestrian and vehicle traffic over the Burlington, Northern, and Santa Fe (BNSF) railway crossings at Laurel Street and Olive Street and that those increases should be addressed in the PEIR.

The Laurel Street crossing is located approximately 0.5 mile southwest of the SBVC campus and the Olive Street crossing is located approximately 0.75 mile southwest of SBVC. Both crossings would access the project site using their intersections with La Cadena Drive.

As discussed in the Draft PEIR, the Proposed Project is not expected to accommodate an increase in enrollment between Horizons 1 and 2, and would accommodate approximately 1,000 additional students by Horizon 3, resulting in an increase of approximately 120 peak hour vehicle trips. Based on zip code data and locations of other colleges in the area, it is estimated that approximately 5 percent of the trips would be distributed to La Cadena Drive from SBVC, and would disperse to Laurel Street, Olive Street, C Street, D Street, E Street, H Street, Valley Boulevard, and La Cadena Drive south of Interstate 10.

Based on our current information, no more than five additional peak hour trips across any one of these crossings during the peak hours would be expected. Additionally, since these crossings are more than 0.25 mile walk from the campus (most walking trips are less than a 0.25 mile walk from the site), minimal pedestrian activities at either of the identified crossings would be expected.

Given the minimal vehicle and pedestrian increases across the railroad tracks, the Proposed Project's impact at these locations is considered less than significant.

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Letter 3



ARNOLD SCHWARZENEGGER
GOVERNOR

November 17, 2009

STATE OF CALIFORNIA
GOVERNOR'S OFFICE of PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



CYNTHIA BRYANT
DIRECTOR

Steven Lohr
San Bernardino Community College District
114 S. Del Rosa Drive
San Bernardino, CA 92410

Subject: San Bernardino Valley College Master Plan
SCH#: 2009041098

Dear Steven Lohr:

The State Clearinghouse submitted the above named Draft EIR to selected state agencies for review. The review period closed on November 12, 2009, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

for: Scott Morgan
Acting Director, State Clearinghouse

3-1

1400 10th Street P.O. Box 3044 Sacramento, California 95812-3044
(916) 445-0613 FAX (916) 323-3018 www.opr.ca.gov

**SAN BERNARDINO VALLEY COLLEGE MASTER PLAN
FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT**

**Document Details Report
State Clearinghouse Data Base**

SCH# 2009041098
Project Title San Bernardino Valley College Master Plan
Lead Agency San Bernardino Community College District

Type EIR Draft EIR

Description The proposed project is the adoption and implementation of the San Bernardino Valley College Master Plan. The Master Plan estimates that the demolition, renovation, and construction of various academic buildings, infrastructure and landscape improvements, and additional parking are required in order to address SBVC's academic program, support functions, and future student enrollment growth through 2030. This program of potential development is organized in three phases referred to as Horizons.

Lead Agency Contact

Name Steven Lohr
Agency San Bernardino Community College District
Phone 909-382-4010 **Fax**
email
Address 114 S. Del Rosa Drive
City San Bernardino **State** CA **Zip** 92410

Project Location

County San Bernardino
City San Bernardino
Region
Lat / Long 34° 05' 15" N / 117° 18' 39" W
Cross Streets Esperanza Street, Mount Vernon Avenue, K Street, Grant Avenue
Parcel No. 0141-131-12-0000,0141-131-13-0000,0141-131-14-0000,0141-131-15-0000,141-131-16-0000,...
Township 1S **Range** 4W **Section** 16 **Base** SBB&M

Proximity to:

Highways I-215 & I-10
Airports No
Railways BNSF; UPRR;Metrolink
Waterways Santa Ana River, Lytle Creek
Schools Middle College High
Land Use Community College/Public Facilities/Public-Quasi Public

Project Issues Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Flood Plain/Flooding; Geologic/Seismic; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Landuse; Aesthetic/Visual; Growth Inducing; Sewer Capacity

Reviewing Agencies Resources Agency; Department of Fish and Game, Region 6; Department of Parks and Recreation; Department of Water Resources; California Highway Patrol; Caltrans, District 8; Regional Water Quality Control Board, Region 8; Department of Toxic Substances Control; Native American Heritage Commission

Date Received 09/28/2009 **Start of Review** 09/28/2009 **End of Review** 11/12/2009

Note: Blanks in data fields result from insufficient information provided by lead agency.

Response to Comment 3-1:

This letter acknowledges that the State requirement for review of environmental documents has been satisfied. No response is necessary.

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SECTION 4.0

REVISIONS TO THE DRAFT PEIR

The revisions contained in this section are to the Draft PEIR. The following revisions do not constitute “substantial changes” or “significant new information” requiring recirculation of the Draft PEIR. New text is underlined and deleted text is ~~stricken through~~.

1. Page ES-14. The following text shall replace the last sentence of **Section ES. 8 Areas of Controversy**:

~~These and other environmental issues are addressed in Section 3.0 of the PEIR.~~

Specific responses to scoping comments are discussed below:

- ◆ The City of Colton requested a Preliminary Construction Management Plan, in addition to architectural elevations and landscape plans, be provided with the PEIR. The San Bernardino Community College District (SBCCD) acknowledges this request and notes that this information is not available due to the programmatic nature of the Draft PEIR. Project-specific mitigation measures will be in place as different phases of the Master Plan are implemented as described in this Draft PEIR.
- ◆ The Executive Summary (page ES-3) and Section 2. Project Description (page 2-1) of the Draft PEIR include the corrected land use designation tables per the City of Colton’s request.
- ◆ The SBVC Master Plan area is in a developed area surrounded by a mix of residential, commercial, and industrial land uses in the City of San Bernardino and adjacent to the City of Colton.
- ◆ Alternatives to the Proposed Project, including traffic, are located in Section 4.0 of this Draft PEIR. A discussion of impacts to local roadways and the transportation network, including the City of Colton, can be found in Section 3.12, Traffic and Parking, of the Draft PEIR.
- ◆ The South Coast Air Quality Management District recommends that a mobile source health risk assessment be performed for projects generating or attracting vehicular trips, especially heavy-duty diesel-fueled vehicles. This assessment is included on Pages 3.3-13, 3.3-15, and 3.3-16 of the Draft PEIR.

The remaining scoping comments have been addressed in the related sections of this Draft PEIR.

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2. Page 1-3, section **1.3 Availability of the PEIR/Public Review Process**. A typographical error was made in the second sentence. The sentence has been revised as follows:

A copy of the ~~Initial Study and~~ NOP are is provided in Appendix A.

3. Page 3.5-2, **Native American Resources** paragraph. A typographical error was made in the 5th sentence. The sentence has been corrected and shall now read:

In addition, follow-up phones calls were made to each contact to further solicit their input.

4. Page 3.7-1, **Hazardous Waste** paragraph, first sentence. A typographical error was made in the second line. The sentence has been corrected to read as follows:

Hazardous wastes are any hazardous materials that are discarded, abandoned, or ~~is~~ are to be recycled.

5. Page 3.7-4, subsection **3.7.3.2 Impacts Related to Upset and Accident Conditions** shall have the following text added after the second paragraph:

There is also a potential for encountering contaminated soils during the demolition and grading/construction portions of the Proposed Project in areas where vocational activities (e.g.: Technical Building) occur. Mitigation Measure H-13 would reduce impacts to a less than significant level.

This text will also be included in Table ES-6, Impacts and Mitigation Summary Table on page ES-34 of the Draft PEIR.

6. Page 3.7-6, subsection **3.7.4 Mitigation Measures** shall have the following mitigation measure added:

HAZ-13: If during construction/demolition of the Proposed Project, soil contamination is suspected, construction/demolition in the area shall cease and appropriate health and safety procedures shall be implemented.

Mitigation Measure HAZ-13 will also be included in Table ES-6, Impacts and Mitigation Summary Table on page ES-36 of the Draft PEIR.

SECTION 5.0

MITIGATION MONITORING PROGRAM

The Mitigation Monitoring Program for the San Bernardino Valley College Master Plan follows this page.

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**MITIGATION MONITORING PROGRAM
SAN BERNARDINO VALLEY COLLEGE MASTER PLAN**

Mitigation Measures	Responsible for Implementation	Implementation/ Verification	Date Completed
AESTHETICS			
A-1: Lighting fixtures for the sports fields shall be shielded, directed downward, and have sharp cutoff qualities at property lines, in order to minimize light and glare spillover effects that would affect adjacent residential receptors.	SBCCD	The lighting requirements shall be communicated to the design architect/engineer and shall be verified during SBCCD review of the design for the sports fields.	
BIOLOGICAL RESOURCES			
B-1: A qualified bat biologist shall conduct a preconstruction survey of potential bat roosting sites prior to removal of mature trees and existing structures. If an active bat roost is detected, bat exclusionary devices shall be installed during the non-breeding season (outside of May 1 – October 1) and after bats voluntarily leave the roost for the night to forage. Demolition shall occur once the biologist deems the structure void of bats.	SBCCD	Pre-construction surveys shall be conducted within 30 days prior to demolition of existing structures and/or removal of mature trees. Reporting documenting the absence of bats or, if bats are present, the bat mitigation selected for the project shall be kept on file at SBCCD.	
B-2: Demolition or construction activities that require the removal of occupied trees or shrubs or other disturbances, such as constant noise and dust, shall take place outside of the bird breeding season (February 15 to September 1) to the maximum extent practicable. If construction activity occurs within the bird breeding season then pre-construction nesting surveys shall be conducted in order to ensure compliance with the MBTA and CDFG Code 3503.5. If active nests are found during the breeding season then buffer zones shall be established around the active nest by a qualified biologist (typically 250 feet radius for a songbird and 500 feet radius for a raptor). Demolition and construction activities shall be avoided within the	SBCCD	Pre-construction surveys shall occur within 30 days of initial ground disturbance. All pre-construction survey and monitoring reporting (if needed) shall be kept on file at SBCCD.	

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Mitigation Measures	Responsible for Implementation	Implementation/ Verification	Date Completed
buffer zone until a qualified biologist determines that the nest(s) is no longer active. If the nest(s) must be removed the removal shall take place in the non-breeding season (September 1 to February 14).			
CULTURAL AND PALEONTOLOGIC RESOURCES			
CR-1: To avoid inadvertent impacts to subsurface archaeological resources, all ground disturbing activities in undisturbed sediments shall be monitored by a qualified archaeologist. The archaeological monitor shall have the power to temporarily halt or divert equipment to allow for recordation and evaluation of any encountered resources. If evaluated as eligible for the CRHR and determined eligible by the San Bernardino Community College District, the archaeological site must be avoided and preserved. If this is not feasible, an archeological data recovery program shall be developed by a qualified archaeologist. The data recovery report shall be submitted to the San Bernardino Information Center.	SBCCD	The archaeological monitoring and stop work clause shall be included in the bid specifications. Archaeological monitoring reports and data recovery reports (if needed) shall be kept on file at SBCCD. The data recovery report (if required) shall also be submitted to the San Bernardino Information Center.	
CR-2: To avoid inadvertent impacts to Native American resources, all ground disturbing activities in undisturbed sediments shall be observed by a Native American monitor. In the event that subsurface resources are encountered, the Native American monitor shall coordinate with the archaeological monitor to temporarily halt or divert equipment to allow for recordation and evaluation of the resource. If human remains of any kind are found during construction activities, all activities must cease immediately and the San Bernardino County Coroner must be notified, as required by state law (Section 7050.5 of the Health and Safety Code). If the coroner determines the remains to be of Native American origin, he or she will notify the Native American Heritage Commission (NAHC). The NAHC will then	SBCCD	The Native American resources monitoring and stop work clause shall be included in the bid specifications. Monitoring reports shall be kept on file at SBCCD.	

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Mitigation Measures	Responsible for Implementation	Implementation/ Verification	Date Completed
<p>identify the most likely descendant(s) (MLD) to be consulted regarding treatment and/or reburial of the remains (Section 5097.98 of the Public Resources Code). If an MLD cannot be identified, or the MLD fails to make a recommendation regarding the treatment of the remains within 48 hours after gaining access to the remains, SBCCD shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance. Work can continue once the MLD's recommendations have been implemented or the remains have been reburied if no agreement can be reached with the MLD (Section 5097.98 of the Public Resource Code).</p>			
<p>CR-3: To mitigate potential impacts to the Auditorium and any other identified historic resource from proposed renovations, a renovation plan shall be developed by a qualified architect with experience with historic buildings or an Architectural Historian. The plans shall include specifications to ensure that the renovations do not alter its significant historic fabric that make it eligible for inclusion in the NRHP and CRHR.</p>	SBCCD	The renovation plan requirements shall be communicated to the design architect/engineer and shall be verified by the SBCCD.	
<p>CR-4: In the event that any building is scheduled for demolition or renovation after the building becomes 50 years in age, a qualified architect with experience with historic buildings or an Architectural Historian shall evaluate the building to determine if it is a historical resource in accordance with the CEQA Guidelines (CCR Title 14 Section 15064.5). If the building is determined not to be a historic resource, then no further work shall be required. If the building is determined to be a historic resource, then Mitigation Measure CR-3 shall apply for renovation work.</p>	SBCCD	SBCCD shall evaluate each building's age at demolition when the demolition schedule is known, and engage a qualified architect or architectural historian to evaluate the building if the building would be greater than 50 years in age prior to demolition. The building evaluation shall be kept on file at SBCCD.	

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Mitigation Measures	Responsible for Implementation	Implementation/ Verification	Date Completed
<p>CR-5: A qualified vertebrate paleontologist, as defined by the County of San Bernardino (Development Code § 82.20.040), shall develop and implement a mitigation program for paleontologic resources. This program shall consist of:</p> <ol style="list-style-type: none"> 1. Monitoring by a qualified paleontological monitor when previously undisturbed subsurface sediments are excavated, graded, or otherwise disturbed. The monitor will be equipped to recover fossils and sediment samples during excavation, but shall have the power to temporarily halt or divert equipment to allow for recovery of large or numerous fossils. 2. Preparation of recovered specimens to a point of identification and permanent preservation. This includes washing sediments to recover small invertebrate and vertebrate fossils. 3. Identification of the specimens and curation of all specimens into an established accredited museum repository (e.g., San Bernardino County Museum) with permanent retrievable paleontologic storage. Preparation of the mitigation program shall include obtaining a signed curation agreement with the museum repository prior to initiation of mitigation activities. <p>Preparation of a report of findings with an appended itemized inventory of identified specimens. The report and inventory shall be submitted to the San Bernardino Community College District and the museum repository (e.g., San Bernardino County Museum). When the San Bernardino Community College District receives the report, inventory, and verification of acceptance of the specimens by the museum repository, mitigation will be complete.</p>	<p>SBCCD</p>	<p>Paleontology monitoring and stop work requirements shall be added to the bid specifications.</p>	

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Mitigation Measures	Responsible for Implementation	Implementation/ Verification	Date Completed
GEOLOGY AND SOILS			
G-1: All temporary excavations, including utility trenches, retaining wall excavations and other excavations shall be performed in accordance with project plans, specifications, and all OSHA requirements, and the current edition of the California Construction Safety Orders.	SBCCD	Requirements for temporary excavations shall be added to the bid specifications.	
G-2: Utility trenches onsite shall be backfilled with the onsite material, provided it is free of debris, significant organic material, and oversized material. Prior to backfilling the trench, pipes shall be bedded in a granular material, backfilled, and compacted as specified by the project engineer.	SBCCD	Requirements for utility trenches shall be added to the bid specifications.	
G-3: A qualified geotechnical firm shall review the site and grading plans for each project as the Master Plan is implemented and comment further on the geotechnical aspects of the project. Geotechnical observations and testing shall be conducted during excavation and all phases of grading operations.	SBCCD	SBCCD shall retain a qualified geotechnical firm to conduct plan review and geotechnical testing, as required.	
HAZARDS AND HAZARSOUS MATERIALS			
HAZ-1: Prior to demolition of buildings or structures, a survey for building-related hazardous materials shall be conducted by qualified and properly-certified individuals. Asbestos surveys must be conducted by a California Division of Occupational Safety and Health-certified asbestos consultant or site surveillance technician. Surveys for lead-based/bearing substances and lead-containing surface coatings must be conducted by a California Department of Health Service-certified lead inspector/risk assessor. If present, all recommendations regarding the removal and disposal of hazardous materials in accordance with federal, state, and local regulations shall be observed.	SBCCD	Surveys for building-related hazards shall be conducted prior to demolition of buildings or structures by qualified personnel. Recommendations regarding the removal and disposal of hazardous materials in accordance with all federal, state, and local regulations shall be included in the hazardous materials bid specifications. SBCCD shall only retain appropriately licensed personnel during removal of hazardous materials, as required by law.	

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Mitigation Measures	Responsible for Implementation	Implementation/ Verification	Date Completed
<p>HAZ-2: All asbestos disturbance and/or removal operations shall be conducted by a California Occupational Safety and Health Administration (Cal/OSHA) registered and State licensed asbestos removal contractor. All disturbance and/or abatement operations shall be under the direction of a California Certified Asbestos Consultant. At no time shall identified or suspect asbestos-containing materials be drilled, cut, sanded, scraped, or otherwise disturbed by untrained personnel.</p> <p>HAZ-3: All construction activities that may affect asbestos-containing materials shall be conducted in accordance with Title 8 of the California Code of Regulations, Section 1529.</p> <p>HAZ-4: For all abatement activities that will involve the removal of 100 square feet or more of identified asbestos-containing materials, notification shall be made to the South Coast Air Quality Management District in accordance to SCAQMD Rule 1403 and to Cal/OSHA. Notification to both entities shall occur 10 working days prior to the initiation of such activities.</p> <p>HAZ-5: Notification to employees and contractors working within the buildings shall be made in accordance with the California Health and Safety Code Section 25915 <i>et seq.</i> and Proposition 65.</p> <p>HAZ-6: All demolition involving potential and identified lead-containing surfaces shall be conducted in accordance with 8 CCR 1532.1 and 29 CFR 1926.62. In addition, all activities involving identified lead-based paints shall be conducted in accordance with 17 CCR, Division 1, Chapter 8, Sections 35001 through 36100.</p>	<p>SBCCD</p>	<p>Surveys for building-related hazards shall be conducted prior to demolition of buildings or structures by qualified personnel. Recommendations regarding the removal and disposal of hazardous materials in accordance with all federal, state, and local regulations shall be included in the hazardous materials bid specifications. SBCCD shall only retain appropriately licensed personnel during removal of hazardous materials, as required by law.</p>	

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Mitigation Measures	Responsible for Implementation	Implementation/ Verification	Date Completed
<p>HAZ-7: Any welding, cutting, or heating of interior metal surfaces containing lead surface coating shall be conducted in accordance with 29 CFR 1926.354.</p> <p>HAZ-8: Proper waste characterization and disposal of lead contaminated debris shall be conducted in accordance with Title 22 of the California Code of Regulations and the California Health and Safety Code.</p> <p>HAZ-9: All identified and potential PCB-containing light fixture ballasts shall be handled, collected, transported, and disposed in accordance with the requirements of 22 CCR 67426.1.</p> <p>HAZ-10: All fluorescent light tubes, mercury containing thermostat switch capsules, batteries, and other Universal Waste Rule components shall be handled in accordance with 22 CCR 66273.</p> <p>HAZ-11: All identified and potential refrigerants shall be captured and recycled in accordance with requirements of the South Coast Air Quality Management District and the California Air Resources Board.</p> <p>HAZ-12: Prior to demolition or construction activities in existing buildings, a follow-up inspection shall be performed to identify and sample potential environmental hazards located beneath finishes and/or enclosed in wall voids, pipe chases, etc.</p> <p>HAZ-13: If during construction/demolition of the Proposed Project, soil contamination is suspected, construction/demolition in the area shall cease and appropriate health and safety procedures shall be implemented.</p>	<p>SBCCD</p>	<p>Surveys for building-related hazards shall be conducted prior to demolition of buildings or structures by qualified personnel. Recommendations regarding the removal and disposal of hazardous materials in accordance with all federal, state, and local regulations shall be included in the hazardous materials bid specifications. SBCCD shall only retain appropriately licensed personnel during removal of hazardous materials, as required by law.</p>	

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Mitigation Measures	Responsible for Implementation	Implementation/ Verification	Date Completed
HYDROLOGY AND WATER QUALITY			
<p>H-1: Prior to ground disturbing activities related to grading or any activity affecting federal or state waters, SBCCD shall submit for approval to the State Water Resources Control Board, a Notice of Intent (NOI) to be covered under a National Pollutant Discharge Elimination System (NPDES) General Permit for Stormwater Discharges Associated with Construction Activity (General Permit) in compliance with Section 402 of the Clean Water Act. As part of the General Permit, the SBCCD shall prepare a Storm Water Pollution Prevention Plan (SWPPP) which will: (1) require implementation of Best Management Practices (BMPs) so as to prevent a net increase in sediment load in stormwater discharges relative to preconstruction levels; (2) prohibit discharges of stormwater or non-stormwater at levels which would cause or contribute to an exceedance of any applicable water quality standard contained in the regional basin plan; (3) discuss in detail the BMPs for the project related to control of sediment and erosion, non-sediment pollutants, and potential pollutants in non-stormwater discharges; (4) describe post-construction BMPs for the project; (5) explain the monitoring and maintenance program for the project's BMPs; (6) require reporting of violations to the RWQCB; and (7) list the parties responsible for SWPPP implementation and BMP maintenance both during and after construction. Upon acceptance of the NOI by the State Board, the SBCCD shall implement the SWPPP and will modify the SWPPP as directed by the Storm Water Permit.</p>	<p>SBCCD</p>	<p>The General Permit approval shall be obtained prior to ground-disturbing activities and shall be kept on file at the SBCCD.</p>	

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Mitigation Measures	Responsible for Implementation	Implementation/ Verification	Date Completed
NOISE			
N-1: Construction and demolition shall be confined, to the extent practicable, between the hours of 7:00 a.m. and 8:00 p.m.	SBCCD	Noise limitations shall be included in the bid specifications.	
N-2: Notice shall be posted prior to construction identifying the location and dates of construction, and the name and phone number of a contact person at SBVC in case of complaints. The notice shall encourage the residents to call SBVC's contact person rather than the police in case of complaint. The notice shall inform residents of any changes to the schedule, including instances where construction may take place outside of the hours of between 7:00 a.m. and 8:00 p.m. The designated contact person shall be available throughout project construction with a mobile phone. If a complaint is received, SBVC's contact person shall take whatever reasonable steps are necessary to resolve the complaint.	SBCCD	Notice requirements shall be included in the bid specifications. SBCCD shall verify that the notice has been posted. Notes regarding noise complaints and their resolution shall be kept on file at SBCCD.	
N-3: Where feasible, temporary solid noise barriers or berms shall be erected between construction equipment and sensitive off-site receptors.	SBCCD	Use of noise barriers, if determined to be feasible, shall be included in the bid specifications.	
N-4: Construction storage areas shall be located away from sensitive receptors to the extent possible. Where this is not possible, the storage of waste materials, earth, and other supplies shall be positioned in a manner that will function as a noise barrier to the closest sensitive receivers.	SBCCD	The location and configuration of construction storage areas shall be included in the bid specifications and verified in the field by SBCCD.	
N-5: All construction equipment shall be equipped with properly operating mufflers of a type recommended by the manufacturer.	SBCCD	Construction equipment requirements shall be included in the bid specifications.	

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N-6: Noisy construction equipment items shall be located as far as practicable from the surrounding residential properties and campus buildings.	SBCCD	Construction equipment location requirements shall be included in the bid specifications.	
N-7: The quietest construction equipment owned by the contractor shall be used. The use of electric powered equipment is typically quieter than diesel, and hydraulic powered equipment is quieter than pneumatic power. If compressors powered by diesel or gasoline engines are to be used, they shall be contained or have baffles to help abate noise levels.	SBCCD	Construction equipment requirements shall be included in the bid specifications.	
N-8: All construction equipment shall be properly maintained. Poor maintenance of equipment typically causes excessive noise levels.	SBCCD	Construction equipment requirements shall be included in the bid specifications.	
N-9: Noisy construction equipment shall be operated only when necessary, and shall be switched off when not in use.	SBCCD	Construction equipment requirements shall be included in the bid specifications.	
<p>N-10: To avoid potential building damage due to vibration from heavy construction equipment (bulldozers or drill rigs), the following measures shall be implemented when use of such equipment will take place within 11 feet of existing buildings:</p> <p>a. Qualified structural and geotechnical engineers shall review the peak vibration velocities estimated in this report, and determine if there are any risks to the building, including possible risks from dynamic soil settlement induced by the vibration. If the structural or geotechnical engineers identify any potential risks, they shall take all necessary steps to protect the building including, but not limited to, photographing and/or videotaping the building in order to provide a record of the existing conditions before construction.</p>	SBCCD	Prior to work within 11 feet of existing buildings, the SBCCD shall retain a qualified structural/geotechnical engineer to evaluate potential risks to the building caused by vibration.	

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Mitigation Measures	Responsible for Implementation	Implementation/ Verification	Date Completed
<p>b. If considered appropriate by a qualified structural engineer or geotechnical engineer, an engineer shall be on-site during the construction activities and perform such tests and observations as are necessary to ensure the structural stability of the building. This may include vibration measurements obtained inside or outside of the building.</p>			
<p>N-11: An acoustical analysis shall be required for the future Technical Building to verify that noise from the facility (including auto maintenance and repair, aircraft engine testing, fans and other mechanical equipment) does not exceed a 1-hour L_{eq} of 65 dBA at noise-sensitive offsite receptors. The design features required to achieve this requirement may include one or more of the following elements, as verified by the acoustical study: noise barriers, locating activities inside the building, upgrading the design of the building to increase noise reduction, locating noisy activities away from the nearby homes, and providing silencers for air extraction fans.</p>	SBCCD	When the preliminary design of the future Technical Building is completed, an acoustical analysis shall be prepared. Design features shall be included in the final design to reduce noise, as required.	
<p>N-12: An acoustical analysis shall be required for the future central plant to verify that the overall noise levels generated by the mechanical equipment (i.e., air conditioners, heat pumps, refrigeration equipment, etc.) do not exceed a 1-hour L_{eq} of 65 dBA at noise-sensitive offsite receptors. The design features required to achieve this requirement may include one or more of the following elements, as verified by the acoustical study: selecting quieter equipment, adding or upgrading silencers, improving the design of mechanical penthouses, raising the height of rooftop parapet walls, placing equipment inside a building, and/or installing screen walls around individual equipment items.</p>	SBCCD	When the preliminary design of the future central plant is completed, an acoustical analysis shall be prepared. Design features shall be included in the final design to reduce noise, as required.	

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N-13: Bleacher seating on the east side of the football field may be closed-backed to provide a barrier to crowd noise. The backing material may extend at least 5 feet above the level of the highest seats in each bleacher so that a barrier is also provided for noise from the higher seating levels.	SBCCD	The design parameters for the bleacher seating shall be provided to the design architect/engineer and verified by SBCCD.	
N-14: An acoustical study shall be required for Building 25 (Liberal Arts) to verify that the building has been properly designed to comply with the L_{dn} threshold of 45 dB for interior areas. The design features required to achieve the noise standard shall include one or more of the following elements, as verified by the acoustical study: sound-rated windows and doors, orientation of windows relative to Mount Vernon Avenue, upgraded exterior wall and/or roof construction, insulation batts, and/or forced air ventilation.	SBCCD	When the preliminary design of Building 25 (Liberal Arts) is completed, an acoustical analysis shall be prepared. Design features shall be included in the final design to reduce noise, as required.	
N-15: Mechanical ventilation shall be installed at all new SBVC buildings since the interior threshold of 45 dB L_{dn} is to be met with windows and doors closed.	SBCCD	This requirement shall be included in the bid specifications for all new buildings.	
TRAFFIC AND PARKING			
T-1: The installation of a traffic signal at the unsignalized intersection of Inland Center Drive/I Street by 2020 will improve operations to an acceptable level of service. Given the close spacing of this intersection with the interchange improvements at the Inland Center Drive/I-215 interchange, a signal interconnect system shall be required to ensure that the corridor is coordinated. Also, because the impact occurs in 2030 and is a result of both project-related traffic and cumulative growth, the SBCCD shall be responsible for a fair-share contribution toward the improvement.	SBCCD	The SBCCD shall be responsible for a fair-share contribution toward the installation of a traffic signal at the unsignalized intersection of Inland Center Drive/I Street as part of the ongoing upgrades to the Interstate 215 corridor, which is scheduled for completion prior to 2020.	

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Mitigation Measures	Responsible for Implementation	Implementation/ Verification	Date Completed
<p>T-2: The installation of a traffic signal at the unsignalized intersections of Grant Avenue/K Street and Grant Avenue/I Street by 2030 would improve operations to an acceptable level of service. Since this occurs in a future scenario and is associated with both project traffic and cumulative growth assumptions, the SBCCD shall be required to make a fair-share contribution toward these improvements.</p>	<p>SBCCD</p>	<p>The SBCCD shall be responsible for a fair-share contribution toward the installation of a traffic signal at the unsignalized intersections of Grant Avenue/K Street and Grant Avenue/I Street by 2030.</p>	

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