

Mitigation Monitoring Reporting Program

Impact Category	Impact	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring/Reporting Method	Compliance Verification (Initials/Date)
Biological Resources	a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	MM BIO 4.1 A pre-construction burrowing owl survey shall be performed within 30 days prior to the commencement of ground disturbing activities. It shall include both winter (December 1 – January 31) and nesting (April 15 – July 15) season surveys. The project site does not have long-term conservation value, therefore, if burrowing owls are found to be present passive relocation of the owls can be conducted by a qualified biologist.	30 days prior to commencement of any ground disturbing activities, including but not limited to issuance tree removal permit or grading permit.	Planning Department	Qualified biologist/ burrowing owl survey	
		MM BIO 4.2 If construction activities cannot avoid the bird-breeding season (February 1 through August 31) a qualified biologist shall conduct a nesting bird survey. The survey shall occur not more than 2-5 days prior to the commencement of the construction activities to minimize the potential that nests are not initiated after the survey and prior to construction. If occupied nests are observed within the construction zone, the qualified biologist shall conspicuously flag off the area(s) supporting bird nests, providing a buffer (size of buffer will be dependent on the species found to be nesting), between the nest(s) and limits of construction. The construction crew shall be instructed to avoid any activities in this zone until the birds' nest(s) is/are no longer occupied, per a subsequent survey by the qualified biologist. Monitoring of the nest may be required to ensure that no "take" is resulted by construction.	2-5 days prior to commencement of any ground disturbing activities, including but not limited to issuance tree removal permit or grading permit.	Planning Department	Qualified biologist/ nesting bird survey	
Cultural Resources	d) Disturb any human remains, including those interred outside of formal cemeteries?	MM CUL 5.1 If cultural resources are discovered during project construction, all work in the area of the find shall cease, and a qualified archaeologist shall be retained by the project sponsor to investigate the find, and to make recommendations on its disposition. If human remains are encountered during construction, all work shall cease and the San Bernardino County Coroner's Office shall be contacted pursuant to Health and Safety Code provisions.	During project construction	Planning Department	Qualified archaeologist	
Noise	a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	MM NOS-1 The installation of a minimum 3-foot high noise barrier is required on Lot 1 along its east and south property boundary adjacent to Base Line. The noise barrier may be constructed using one of the following materials: <ul style="list-style-type: none"> • Masonry block • Stucco veneer over wood framing (or foam core), or 1 inch thick tongue and groove wood of sufficient weight per square foot • Glass (1/4 inch thick), or other transparent material with sufficient weight per square foot • Earthen berm • Any combination of these construction materials The barrier must present a solid face from top to bottom.	Plan check and construction	Planning & Building Department	Not applicable.	

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		<p>MM NOS-2 In order to meet the City of Highland 45 dBA CNEL interior noise standards the Project shall provide the following or equivalent noise mitigation measures:</p> <ul style="list-style-type: none"> • Windows: All windows and sliding glass doors shall be well fitted, well weather-stripped assemblies and shall have a minimum sound transmission class (STC) rating of 27. • Doors: All exterior doors shall be well weather-stripped solid core assemblies at least one and three-fourths-inch thick. • Roof: Roof sheathing of wood construction shall be well fitted or caulked plywood of at least one-half inch thick. Ceilings shall be well fitted, well-sealed gypsum board of at least one-half inch thick. Insulation with at least a rating of R-19 shall be used in the attic space. • Ventilation: Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use. A forced air circulation system (e.g. air conditioning) shall be provided which satisfies the requirements of the Uniform Mechanical Code. 	Plan check and construction	Planning & Building Department	Not applicable.	
	d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<p>MM NOS-3 Prior to grading, the project contractor shall submit to the City a noise management plan that shall include, but not be limited to, the following noise abatement measures:</p> <ul style="list-style-type: none"> • All construction equipment, fixed or mobile, will be equipped with properly operating and maintained mufflers consistent with manufacturers' standards. • The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors. • The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors. • During all project site construction activities, the construction contractor shall limit all construction-related activities to between the hours of 7:00 a.m. and 6:00 p.m. Monday through Saturday. No construction activities shall be allowed on Sundays and public holidays. 	Prior to grading	Planning & Building Department	Not applicable.	