

**MEDITERRA PROJECT  
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measure	Implementation Schedule	Verification
<p><b>Aesthetics</b> AES-1 The landscape plan approved for the north side of Greenspot Road along the proposed project shall incorporate native trees and plants that can buffer the visual appearance of the residential development adjacent to the roadway.</p>	<p>This landscape plan shall be provided to the City for review prior to initiating construction. This plan shall be implemented by the contractor during construction.</p>	<p>A copy of the approved landscape plan shall be retained in the project file. City field inspectors shall verify that the plantings have been installed in accordance with the plan. Field notes documenting verifications shall be retained in the project file.</p>
	<b>Source</b>	<b>Responsible Party</b>
	Initial Study	City of Highland
		<b>Status / Date / Initials</b>

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<p><b>Agriculture and Forestry Resources</b> AGR-1 The project developer shall fund acquisition of farmland or farmland conservation easements at a ratio of 0.50/1. The developer shall quantify the area of the site that is considered Farmland of Statewide Importance and Unique Farmland through a site survey. Based on the approximate 38-acre area of the project site in Important Farmland, a total of 17 acres of prime agricultural land or conservation easements over 17 acres of prime agricultural land shall be acquired and permanently protected. This acreage value may be adjusted with more specific information in the future, but the 0.50/1 ratio shall be preserved in determining the final acreage value. The prime agricultural land or the conservation easement shall be acquired and made available to an existing farmland trust or comparable organization within one year of occupancy of Phase 1 of the project site, or a farmland trust or comparable organization shall verify that it has received sufficient funds to acquire prime agricultural land or a conservation easement over such lands. The City concludes that implementation of this measure provides reasonable mitigation based on the magnitude of the impact pursuant State CEQA Guidelines Section 15370.</p>	<p>Prior to initiating construction the developer shall submit documentation that the farmland easements have been acquired.</p>	<p>The farmland easement documentation shall be provided to the County that adequate acreage has been protected and this documentation shall be retained in the project file to verify implementation of this measure.</p>
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<p><b>Air Quality</b></p> <p>AIR-1 The proposed Project and its contractors shall utilize the following Best Management Practices as outlined by SCAQMD Rule 403.</p> <ul style="list-style-type: none"> <li>• Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas in active for 10 days or more).</li> <li>• Water active sites at least three times daily.</li> <li>• Cover all trucks hauling dirt, sand, soil, or other loose materials, or maintain at least 2 feet of freeboard in accordance with the requirements of California Vehicle Code (CVC) section 23114.</li> <li>• Reduce traffic speeds on all unpaved roads to 15 mph or less.</li> <li>• Install and maintain track-out control devices in effective condition at all access points where paved and unpaved access or travel routes intersect (e.g. Install wheel shakers, wheel washers, and limit site access.</li> <li>• All streets shall be swept at least once a day using SCAQMD Rule 1186 certified street sweepers utilizing reclaimed water trucks if visible soil materials are carried to adjacent streets.</li> <li>• The builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary to prevent transport of dust offsite</li> <li>• Post a publicly visible sign with the telephone number and person to contact regarding dust complaints. This person shall respond and take corrective action within 24 hours.</li> <li>• All stockpiles of debris, dirt or other dust generating material shall be covered or watered three times daily.</li> <li>• Suspend use of all construction equipment operations during second stage smog alerts.</li> </ul>	<p>The specific mitigation included in this measure shall be incorporated into the construction contract and made a requirement of the contract. The mitigation measures shall be implemented during construction.</p>	<p>A copy of the construction contract shall be retained in the project file. During construction City field inspectors shall verify in the field that the measures are being implemented during construction. Field notes verifying compliance with these measures shall be retained in the project file.</p>	
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<p><b>Air Quality</b> AIR-2 The proposed Project and its contractors shall ensure that, during construction, contractors shall turn off all diesel-powered construction vehicles when vehicles are not in use and contractors shall prohibit idling of vehicles for longer than three minutes.</p>	<p>The specific mitigation included in this measure shall be incorporated into the construction contract and made a requirement of the contract. The mitigation measures shall be implemented during construction.</p>	<p>A copy of the construction contract shall be retained in the project file. During construction City field inspectors shall verify in the field that the measures are being implemented during construction. Field notes verifying compliance with these measures shall be retained in the project file.</p>	
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<p><b>Air Quality</b> AIR-3 The proposed Project shall implement the following additional construction equipment exhaust controls:</p> <ul style="list-style-type: none"> <li>• Utilize well-tuned off-road construction equipment.</li> <li>• Establish a preference for contractors using Tier 3 or better heavy equipment.</li> </ul>	<p>The specific mitigation included in this measure shall be incorporated into the construction contract and made a requirement of the contract. The mitigation measures shall be implemented during construction.</p>	<p>A copy of the construction contract shall be retained in the project file. During construction City field inspectors shall verify in the field that the measures are being implemented during construction. Field notes verifying compliance with these measures shall be retained in the project file.</p>	
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<p><b>Biological Resources</b> BIO-1 <u>Burrowing Owl</u>. Preconstruction presence/absence surveys for burrowing owl shall be conducted within 30 days prior to any onsite ground disturbing activity. The burrowing owl survey shall be conducted pursuant to the recommendations and guidelines established by the California Department of Fish and Wildlife. In the event this species is not identified within the project limits, no further mitigation is required. If during the preconstruction survey, the burrowing owl is found to occupy the site, Mitigation Measure BIO-2 shall be required.</p>	<p>The required burrowing owl survey shall be completed within 30 days prior to any onsite ground disturbing activity.</p>	<p>A copy of the burrowing owl survey shall be provided to the City prior to initiating ground disturbing activity. A copy of this report shall be retained in the project file.</p>	
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<p><b>Biological Resources</b></p> <p><b>BIO-2</b> If burrowing owls are identified during the survey period, the City shall require the project applicant to take the following actions to offset impacts prior to ground disturbance:</p> <p>Active nests within the areas scheduled for disturbance or degradation shall be avoided from February 1 through August 31, and a minimum of 250-foot buffer shall be provided until fledging has occurred. Following fledging, owls may be passively relocated by a qualified biologist.</p> <p>If impacts on occupied burrows in the non-nesting period are unavoidable, onsite passive relocation techniques may be used if approved by the CDFW to encourage owls to move to alternative burrows outside of the impact area.</p> <p>If relocation of the owls is approved for the site by the CDFW, the City shall require the developer to hire a qualified biologist to prepare a plan for relocating the owls to a suitable site. The relocation plan must include all of the following:</p> <ul style="list-style-type: none"> <li>• The location of the nest and owls proposed for relocation.</li> <li>• The location of the proposed relocation site.</li> <li>• The number of owls involved and the time of year when the relocation is proposed to take place.</li> <li>• The name and credentials of the biologist who will be retained to supervise the relocation.</li> <li>• The proposed method of capture and transport for the owls to the new site.</li> <li>• A description of site preparation at the relocation site (e.g., enhancement of existing burrows, creation of artificial burrows, one-time or long-term vegetation control).</li> </ul>	<p>The identified measures shall be implemented if burrowing owl occupy the project site based on the survey required in BIO-1. These measures shall be implemented prior to initiating construction in the occupied area of the project site.</p>	<p>The site developer shall submit documentation that each of the measure in BIO-2 have been implemented prior to authorizing construction to begin in the occupied portion of the site. This documentation shall be retained in the project site.</p>	
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<p><b>Biological Resources</b>            BIO-3 <u>Western Spadefoot</u>. If construction is to occur in winter or spring (i.e., between November 1 and May 31), focused pre-construction surveys shall be conducted following rain events for the western spadefoot within a 1,200-foot buffer of potential breeding pools. The buffer is consistent with literature values for average terrestrial use by amphibians (Semlitsch and Brodie 2003).</p> <p>Appropriate survey methods shall be employed to maximize the possibility of detecting the western spadefoot, such as time of day and specific locations searched. The survey shall be phased into specific areas where construction will be taking place. A survey of the rain pool(s) for eggs, tadpoles, and toadlets (i.e., metamorphs) by a qualified biologist familiar with all life stages of the western spadefoot shall also be necessary to identify and translocate western spadefoot tadpoles to adjacent pool sites known to support this species. If western spadefoot are determined present in rain pools during survey, land disturbing activities within rain pools and the associated 1,200-foot buffer will be avoided while the pools are wet during the western spadefoot breeding season (March 1 through May 31).</p>	<p>The toad survey shall be initiated prior to ground disturbance if construction is proposed during the winter or spring. The findings of the toad survey shall be presented to the City prior to initiating ground disturbance at the project site.</p>	<p>A copy of the toad survey report of findings shall be retained in the project file. Recommended management actions based on the survey shall be implemented and monitored by City field inspectors. Verification of implementation shall be retained in the project file.</p>				
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<p><b>Biological Resources</b>            BIO-4 <u>California Glossy Snake</u>. The subject property encompasses 178 acres in the eastern portion of the City of Highland, San Bernardino County, California. The development envelope, or land disturbing footprint, associated with the proposed project includes less than 10 acres of disturbance area that is suitable glossy snake habitat, located south of Greenspot Road. Therefore, a qualified biological monitor familiar with glossy snake shall be present during land disturbing activities within the suitable habitat area for glossy snake, to monitor for this species and if possible translocate any glossy snakes found during grubbing and grading.</p>	<p>This measure shall be implemented during construction. The qualified biological monitor shall be disclosed to the City prior to initiating ground disturbing activities. Weekly monitoring reports shall be compiled by the monitor.</p>	<p>A copy of the monitoring reports shall be retained in the project file. Field inspectors shall verify the monitor is on the site during ground disturbing activities within suitable habitat. Verification of implementation shall be retained in the project file.</p>				
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<p><b>Biological Resources</b></p> <p>BIO-5 <u>Nesting Birds</u>. A migratory nesting bird survey of the Project's impact footprint shall be conducted by a qualified biologist within 2 weeks and 3 days prior to initiating vegetation clearing or ground disturbance. If active nests are found during the pre-construction nesting bird surveys, a Nesting Bird Plan (NBP) will be prepared and implemented. At a minimum the NBP will include guidelines for addressing active nests, establishing buffers, monitoring, and reporting. The NBP will include a copy of maps showing the location of all nests and an appropriate buffer zone around each nest sufficient to protect the nest from direct and indirect impact. The size and location of all buffer zones, if required, shall be determined by the biologist in consultation with the CDFW, and shall be based on the nesting species, its sensitivity to disturbance, and expected types of disturbance. The nests and buffer zones shall be field checked weekly by a qualified biological monitor. The approved buffer zone shall be visually marked in the field, which no vegetation clearing or ground disturbance shall commence until the qualified biologist has determined the nest in question has become inactive (failed or successful with fledged young birds) and a monitoring report has been submitted to the CDFW for review and approval. Construction within the designated buffer area shall not proceed until approved by the site biologist.</p>	<p>The nesting bird survey shall be conducted within specified time frame. If required, a nesting bird plan shall be compiled and implemented during construction activities. Monitoring for compliance with the NBP during construction shall be conducted as required in this measure.</p>	<p>A copy of the bird survey report and NBP shall be retained in the project file. Field inspections shall verify compliance with the NBP and the monitoring activities. Verification of compliance with this measure shall be provided and retained in the project file.</p>				
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<p><b>Cultural Resources</b></p> <p>CUL-1 If subsurface prehistoric or historic resources over 50 years of age are encountered during land modification activities, then activities in the immediate area of the find shall be halted so that a qualified professional archaeologist can assess the find, determine its significance, and make recommendations for appropriate mitigation measures consistent with the provisions of Public Resources Code section 21083.2 (b), (c) and (d). The developer shall fund recommended management requirements for accidentally exposed archaeological materials.</p>	<p>This measure shall be implemented during construction activities on the project site. Exposure of any subsurface cultural resources shall be managed in accordance with professional standards during construction.</p>	<p>If subsurface resources are encountered, the find shall be reported to the City within 24 hours. Documentation of all management actions taken to properly record and curate any resources shall be submitted to the City and retained in the project file.</p>				
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<p><b>Cultural Resources</b></p> <p>CUL-2 If human remains and/or “grave goods” (i.e., funerary objects) are found within the Project area, the City or its designee shall notify the San Bernardino County coroner as soon as possible, in any event not later than 24 hours after the time of discovery. The coroner shall determine whether or not the circumstances, manner, and cause of death require further investigation as a crime scene. If not, the coroner shall endeavor to determine if the remains are Native American. This shall be accomplished in consultation with a physical anthropologist, human osteologist, or other qualified specialist.</p> <p>If the coroner determines that the remains are Native American and not evidence of a crime, he/she shall contact the Native American Heritage Commission (NAHC) per CH&amp;SC §7050.5(b). The NAHC would then immediately identify the persons or Tribe it believes to be to be most likely descended from the deceased Native American. With the permission of the landowner, the most likely descendant (MLD) may inspect the site of the discovery and recommend means for treating or disposing of the human remains and any associated grave goods with appropriate dignity. The MLD shall complete the inspection and make a recommendation within 48 hours of notification by the NAHC.</p> <p>If the NAHC is unable to identify an MLD, or if the MLD fails to make a recommendation, or if the landowner rejects the MLD’s recommendation and mediation by the NAHC fails to provide measures acceptable to the landowner, the landowner shall reinter the human remains and any associated items with appropriate dignity on the property in a location not subject to further subsurface disturbance (PRC §5097.98).</p> <p>If the human remains are not those of a Native American, the City shall consult with the coroner, a biological anthropologist or human osteologist, and a qualified historical archaeologist to develop an appropriate plan for treatment and to determine if historical research, further archaeological excavations, and/or other studies may be necessary before a treatment plan can be finalized. Also, if the remains are those of an identifiable individual and not evidence of a crime, the City shall notify the next-of-kin, who may wish to influence or control the subsequent disposition of the remains.</p> <p>If the next-of-kin (for non-Indian remains) or MLD so requests, the City shall coordinate discussions among concerned parties to determine if reburial at or near the original site in a location not subject to further disturbance is feasible. If a proximate reburial location is not feasible,</p>	<p>This measure must be implemented during construction if any human remains are accidentally exposed.</p>	<p>Discovery of human remains shall be reported to the City within 24 hours of exposure. Documentation shall be provided that ground disturbing activities were immediately halted in the area of the discovery and of all management actions taken following the discovery. A copy of this documentation shall be retained in the project file.</p>

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<p>then the City may continue to coordinate discussions until a final disposition of the remains is decided upon.</p> <p>Following the initial discovery and identification of any human remains, funerary objects, sacred objects, or objects of cultural patrimony within the Project area, no further archaeological excavation, recording, or analysis of such remains and/or objects shall occur until after the MLD has made a recommendation to the landowner with respect to the disposition of the remains and/or objects. Thereafter, the City shall take into account the recommendation of the MLD, and shall decide on the nature of any archaeological excavation, recording, or analysis to be done of the discovered remains and/or funerary objects.</p>			
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<p><b>Cultural Resources</b></p> <p>CUL-3 If subsurface paleontologic resources are encountered during land modification activities, then activities in the immediate area of the find shall be halted so that a qualified professional archaeologist can assess the find, determine its significance, and make recommendations for appropriate mitigation measures consistent with the professional management standards for paleontological resources. The developer shall fund recommended management requirements for accidentally exposed paleontological materials.</p>	<p>This measure shall be implemented during construction activities on the project site. Exposure of any subsurface paleontological resources shall be managed in accordance with professional standards during construction.</p>	<p>If subsurface resources are encountered, the find shall be reported to the City within 24 hours. Documentation of all management actions taken to properly record and curate any resources shall be submitted to the City and retained in the project file.</p>	
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<p><b>Geology and Soils</b> GEO-1 Based on findings of the geotechnical investigation report, all structures for human occupancy shall be setback from the toe of the hillside along the northern side of the proposed development area a minimum distance of 50 feet. Additional trenching is required prior to finalizing the design of Phases 2-4 and the trenching and a report of findings shall be reviewed and approved prior to approval of the designs in these phases. This measure addresses both slope stability and will increase the Restricted Use Zone width established for possible fault hazards in virtually all areas.</p>	<p>Prior to initiating construction, the City shall verify that all setbacks identified in this measure are being implemented. The additional trenching shall be conducted prior to implementation of Phases 2-4. The report of findings shall be submitted prior to implementation of these phases</p>	<p>The final tract map shall include the required setbacks and a copy shall be retained in the project file. The report of trenching findings shall be approved prior to construction within these phases and the design requirements shall be incorporated into the final tract map. A copy of this final map shall be retained in the project file to verify the design measures are incorporated into Phases 2-4.</p>				
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<p><b>Geology and Soils</b> GEO-2 Based upon the comprehensive geotechnical investigation all inhabited structures shall be designed to do the following:</p> <ul style="list-style-type: none"> <li>a. Resist minor earthquakes without damage;</li> <li>b. Resist moderate earthquakes without structural damage, but with some nonstructural damage; and</li> <li>c. Resist major earthquakes, of the intensity or severity of the strongest forecast to occur within the City of Highland, without collapse, but with some structural, as well as nonstructural damage.</li> </ul>	<p>The developer shall submit design information prior to authorizing onsite building permits that the structures meet the design requirements of this measure.</p>	<p>A copy of the design information meeting this measure shall be retained in the project file. Field inspectors shall verify that these measures are incorporated into the new structures. Verification of compliance shall be retained in the project file.</p>				
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<p><b>Geology and Soils</b> GEO-3 The applicant shall be required to include a Soil Erosion Control Plan as part of the Storm Water Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP) for the project site. This section of the SWPPP/WQMP shall include measures designed to control wind and water erosion on the site during and after construction. These Best Management Practices (BMPs) shall include measures including landscaping, hardscaping and incorporation of site retention facilities to reduce the volume of stormwater runoff, minimize soil exposed to concentrated runoff and infiltrate surface runoff on the project site in accordance with the City's Stormwater Management ordinance (Section 15.54.160 of the Municipal Code). These best management practices shall be monitored by the Municipal Utilities and Engineering Services Department and the Building &amp; Safety Division of the Development Services Department to verify effectiveness during construction and future occupancy.</p>	<p>The Soil Erosion Control Plan; SWPPP and WQMP shall be submitted to the City prior to approval of ground disturbing activities and these measures shall be implemented or installed during construction.</p>	<p>A copy of these documents shall be retained in the project file. Field inspectors shall verify that all the required measures in these documents are implemented. Verification of compliance shall be retained in the project file.</p>				
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<p><b>Geology and Soils</b> GEO-4 All permanent landscaping shall be installed prior to final occupancy, and, following construction, disturbed soils shall be landscaped, or otherwise treated (covered with gravel, mulch or hardscape, to protect soils from wind and water erosion); to be monitored by the Development Services Department, Planning Division, and satisfied prior to occupancy of the project.</p>	<p>All disturbed soils shall be treated to control wind and water erosion during construction and permanent landscaping shall be installed prior to final occupancy.</p>	<p>Field inspectors shall verify that all disturbed soils are treated as required and that permanent landscaping has been installed in accordance with design requirements. Verification of compliance shall be retained in the project file.</p>				
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<p><b>Hazards and Hazardous Materials</b> HAZ-1 All spills or leakage of petroleum products during construction activities shall be remediated in compliance with applicable state and local regulations regarding cleanup and disposal of the contaminant released. The contaminated waste shall be collected and disposed of at an appropriately licensed disposal or treatment facility. This measure shall be incorporated into the SWPPP prepared for the Project development.</p>	<p>These measures shall be identified in the project Stormwater Pollution Prevention Plan (SWPPP) and implemented during construction.</p>	<p>A copy of the SWPPP shall be retained in the project file. Verification of implementation shall be based on field inspections by City inspection personnel that verify the SWPPP BMPs have been implemented as required in this measure. Field notes documenting verification shall be retained in the project file.</p>				
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<p><b>Hazards and Hazardous Materials</b> HAZ-2 If the landfill is located on the project site, the site developer shall remove it; conduct tests to ensure it does not contain any contamination; relocate the waste to an appropriately licensed landfill; and replace the excavated material with documented clean fill. This shall be completed prior to initiating mass grading of the site and the records of all chemical tests and location of disposal shall be provided to the City.</p>	<p>Verification of the presence of a homeowners landfill shall be completed prior to initiating mass grading of the site. Records of all chemical tests and location of disposal, if required, shall also be provided prior to mass grading of the site.</p>	<p>The documentation verifying the presence of a landfill on the site shall be retained in the project file. Documentation of any chemical tests or transport and disposal of any solid waste shall be retained in the project file. If necessary, field inspectors shall verify the landfill is removed and the location is filled with clean material. Verification of compliance shall be retained in the project file.</p>				
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<p><b>Hazards and Hazardous Materials</b> HAZ-3 If the abandoned wells on the project site have not been properly abandoned, any such wells shall be properly closed using current regulatory requirements. This shall be completed prior to initiating mass grading of the site and records documenting proper closure shall be provided to the City.</p>	<p>Verification of the proper well closure shall be completed prior to initiating mass grading of the site.</p>	<p>The documentation shall be submitted to the City and retained in the project file.</p>				
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<p><b>Hazards and Hazardous Materials</b></p> <p>HAZ-4 If other subsurface facilities exist within the project site (irrigation pipes, septic tanks, etc.), the site developer shall remove these facilities; conduct any required tests to ensure they do not harbor contamination; properly dispose of the structural waste at an appropriately licensed landfill; and replace the excavated material with documented clean fill. This shall be completed prior to or concurrent with mass grading of the site and records documenting proper closure shall be provided to the City.</p>	<p>If necessary, this measure shall be implemented prior to initiating mass grading, including required tests and closure of the subsurface facilities.</p>	<p>Documentation verifying property closure of any other subsurface facilities on the site shall be retained in the project file.</p>				
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<p><b>Hazards and Hazardous Materials</b></p> <p>HAZ-5 The area containing DDT concentrations above the State hazard level shall be documented, including the exact dimensions and volume. A report verifying that the DDT contaminated soil can be effectively blended (and how this will be accomplished on the project site) with other uncontaminated onsite soil shall be provided to the City. If there is insufficient soil for blending at the site, the DDT contaminated soil shall be collected and disposed of at a properly licensed facility. This shall be completed prior to initiating mass grading of the site and records documenting proper management of the DDT contaminated soil shall be provided to the City.</p>	<p>This measure shall be implemented prior to initiating mass grading, including required tests and removal of the contaminated soil, if necessary. .</p>	<p>Documentation verifying property management of the DDT contaminate soils shall be retained in the project file.</p>				
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<p><b>Hazards and Hazardous Materials</b></p> <p>HAZ-6 At all times during construction of the site improvements, the site developer shall ensure that emergency fire or medical vehicles are able to access all areas along the Project alignment during construction, particularly along Greenspot Road. The Developer shall submit an acceptable temporary traffic routing/management plan to ensure that adequate circulation capacity is being maintained to serve emergency functions (including emergency response and emergency evacuation plans) along roadways in the vicinity of the project.</p>	<p>Prior to initiating construction at the site a traffic management plan shall be submitted and approved by the City.</p>	<p>A copy of the approved traffic management plan shall be retained in the project file. Field inspections shall verify the plan is being implemented and adequate emergency access is being provided at all time. Verification of compliance shall be retained in the project file.</p>				
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<p><b>Hazards and Hazardous Materials</b></p> <p>HAZ-7 The developer shall submit a conceptual fire mitigation plan to the City that identifies the type of buffer that will be maintained between the future residences and the fire prone coastal sage scrub/chaparral habitat on the adjacent hillside to the north of the site. The project developer shall implement this plan by installing the buffer and provide a mechanism for long-term maintenance of the buffer area to minimize the wildland fire hazard threat at the project site. This plan shall be approved to the City prior to constructing any structures and implemented prior to occupancy. Alternatively, the City may accept the fire mitigation measures incorporated into the Tentative Tract Map and PD Plan as meeting the requirements of this measure.</p>	<p>The fire mitigation plan shall be completed and approved by the City prior to approval of the Final Tract Map. This plan shall be implemented during construction and future occupancy.</p>	<p>A copy of the approved fire mitigation plan shall be retained in the project file. Field inspections shall verify the plan is being implemented and adequate fire protection measures are being provided at all time. Verification of compliance shall be retained in the project file.</p>				
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<p><b>Noise</b> NOS-1 Construction activities shall employ feasible and practical techniques to minimize noise impacts on adjacent uses. Particular emphasis shall be placed on the restriction of hours in which work other than emergency work may occur.</p>	<p>This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction.</p>	<p>A copy of the construction contract including this noise mitigation measure shall be retained in the project file. Verification of implementation shall be based on field inspections by City inspection personnel that verify the noise measure have been implemented as required in this measure. Field notes documenting verification shall be retained in the project file.</p>	
	<b>Source</b>	<b>Responsible Party</b>	<b>Status / Date / Initials</b>
	Initial Study	City of Highland	

Mitigation Measure	Implementation Schedule	Verification	
<p><b>Noise</b> NOS-2 Non-emergency construction activities adjacent to existing noise-sensitive uses shall be limited to daylight hours between 7:00 a.m. and 6:00 p.m. Construction on weekends or holidays is prohibited.</p>	<p>This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction.</p>	<p>A copy of the construction contract including this noise mitigation measure shall be retained in the project file. Verification of implementation shall be based on field inspections by City inspection personnel that verify the noise measure have been implemented as required in this measure. Field notes documenting verification shall be retained in the project file.</p>	
	<b>Source</b>	<b>Responsible Party</b>	<b>Status / Date / Initials</b>
	Initial Study	City of Highland	

Mitigation Measure	Implementation Schedule	Verification	
<p><b>Noise</b> NOS-3 A 12-foot temporary noise barrier or an 8-foot solid barrier (wall or combination wall/berm) shall be constructed along the west project boundary and adjacent to the onsite residence if occupied prior to the start of onsite grading or clearing.</p>	<p>This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction.</p>	<p>A copy of the construction contract including this noise mitigation measure shall be retained in the project file. Verification of implementation shall be based on field inspections by City inspection personnel that verify the noise measure have been implemented as required in this measure. Field notes documenting verification shall be retained in the project file.</p>	
	<b>Source</b>	<b>Responsible Party</b>	<b>Status / Date / Initials</b>
	Initial Study	City of Highland	

## MEDITERRA PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementation Schedule	Verification
<p><b>Noise</b> NOS-4 If the existing residence is occupied during site grading activities and the occupant concludes these daytime construction activities are too intrusive after implementation of measure NOS-3, the developer shall offer to relocate the resident(s) at the developer's expense until grading immediately adjacent to the site is completed and exterior noise levels are reduced to 70 dB at the exterior of the existing residence.</p>	<p>This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction.</p>	<p>A copy of the construction contract including this noise mitigation measure shall be retained in the project file. Verification of implementation shall be based on field inspections by City inspection personnel that verify the noise measure have been implemented as required in this measure. Field notes documenting verification shall be retained in the project file.</p>
	<b>Source</b>	<b>Responsible Party</b>
	Initial Study	City of Highland
		<b>Status / Date / Initials</b>

Mitigation Measure	Implementation Schedule	Verification
<p><b>Noise</b> NOS-5 Only small bulldozers shall be permitted to operate within 56 feet of the nearest off-site residential structures or the existing residence located within the project site. As noted above, the property occupant may choose to leave the site during immediately adjacent construction activities. The project developer shall fund the relocation.</p>	<p>This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction.</p>	<p>A copy of the construction contract including this noise mitigation measure shall be retained in the project file. Verification of implementation shall be based on field inspections by City inspection personnel that verify the noise measure have been implemented as required in this measure. Field notes documenting verification shall be retained in the project file.</p>
	<b>Source</b>	<b>Responsible Party</b>
	Initial Study	City of Highland
		<b>Status / Date / Initials</b>

Mitigation Measure	Implementation Schedule	Verification
<p><b>Noise</b> NOS-6 An 8-foot solid noise wall (or combination wall/berm) shall be constructed along the Greenspot Road frontage, to provide an outdoor noise level of 65 dB CNEL for all units adjacent to Greenspot Road.</p>	<p>This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction.</p>	<p>A copy of the construction contract including this noise mitigation measure shall be retained in the project file. Verification of implementation shall be based on field inspections by City inspection personnel that verify the noise measure have been implemented as required in this measure. Field notes documenting verification shall be retained in the project file.</p>
	<b>Source</b>	<b>Responsible Party</b>
	Initial Study	City of Highland
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Mitigation Measure	Implementation Schedule	Verification				
<p><b>Noise</b> NOS-7 All Greenspot Road perimeter homes shall have central air conditioning as a standard feature to allow for window closure during warmer weather while maintaining interior comfort. Supplemental ventilation shall be required for any habitable rooms facing Greenspot Road. Assuming a 5-person household, 75 cfm (5x15 cfm/person) of fresh make-up should be supplied to such rooms. The make-up air intake shall be installed on the side of the house away from the adjacent arterial roadway.</p>	<p>This measure shall be included in the construction contract as a contract specification for the identified structures and implemented by the contractor during home construction.</p>	<p>A copy of the construction contract including this noise mitigation measure shall be retained in the project file. Verification of implementation shall be based on field inspections by City inspection personnel that verify the noise measure have been implemented as required in this measure. Field notes documenting verification shall be retained in the project file.</p>				
				Source	Responsible Party	Status / Date / Initials
				Initial Study	City of Highland	

Mitigation Measure	Implementation Schedule	Verification				
<p><b>Transportation / Traffic</b> TRA-1 <u>Onsite Roadway Improvements</u> Construct Greenspot Road from Project's western boundary to 600 feet east of Driveway 2 at its ultimate half-section width as a Major Highway (104-foot right-of-way) in compliance with applicable City of Highland standards. Provide median improvements on the north side of Greenspot Road as required by the final conditions of approval for the proposed Project and applicable City of Highland standards. Wherever necessary, roadways adjacent to the Project, site access points and site-adjacent intersections shall be constructed to be consistent with the recommended roadway classifications and respective cross-sections in the City of Highland General Plan Circulation Element.</p>	<p>The onsite roadway improvements shall be completed and approved by the City prior to issuance of occupancy permits.</p>	<p>Field inspectors shall verify the required onsite roadway improvements have been completed and shall document compliance with field notes in the project file.</p>				
				Source	Responsible Party	Status / Date / Initials
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Mitigation Measure	Implementation Schedule		Verification
<p><b>Transportation / Traffic</b></p> <p>TRA-2 <u>Site Access Improvements</u> Construction of on-site and site adjacent improvements shall occur in conjunction with adjacent Project development activity or as needed for Project access purposes.</p> <p>Driveway 1 at Greenspot Road (#7) – A stop control shall be installed on the southbound approach and the intersection shall be constructed with the following geometrics:            Northbound Approach: N/A.            Southbound Approach: One shared left-right turn lane.            Eastbound Approach: One left turn lane with a minimum of 150-feet of storage and one through lane.            Westbound Approach: One through lane and one shared through-right turn lane.</p> <p>Driveway 2 at Greenspot Road (#8) – A stop control shall be installed on the southbound approach and the intersection shall be constructed with the following geometrics:            Northbound Approach: N/A.            Southbound Approach: One shared left-right turn lane.            Eastbound Approach: One left turn lane with a minimum of 150-feet of storage and one through lane.            Westbound Approach: One through lane and one shared through-right turn lane.</p>	<p>The site access roadway improvements shall be completed and approved by the City prior to issuance of occupancy permits.</p>		<p>Field inspectors shall verify the required site access roadway improvements have been completed and shall document compliance with field notes in the project file.</p>
	<b>Source</b>	<b>Responsible Party</b>	<b>Status / Date / Initials</b>
	Initial Study	City of Highland	

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Mitigation Measure	Implementation Schedule	Verification				
<p><b><i>Transportation / Traffic</i></b></p> <p>TRA-3 <u>Opening Year Cumulative Without and With Project Mitigation</u> The Project will contribute its proportional share of this cumulative improvement need through its payment of the City of Highland Development Impact Fee (DIF) and/or fair share as directed by the City.</p> <p><u>Horizon Year Cumulative Without and With Project Mitigation</u> The Project will contribute its proportional share of this cumulative improvement need through its payment of the City of Highland Development Impact Fee (DIF) and/or fair share as directed by the City.</p>	<p>The Development Impact Fees shall be paid to the City prior to issuance of occupancy permits.</p>	<p>The City shall verify the required development impact fees have been paid and shall retain receipts of payment in the project file.</p>				
				Source	Responsible Party	Status / Date / Initials
				Initial Study	City of Highland	