

Mitigation Monitoring Reporting Program

Impact Category	Impact	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring/Reporting Method	Compliance Verification (Initials/Date)
Cultural Resources	<p>b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?</p> <p>d) Disturb any human remains, including those interred outside of formal cemeteries?</p>	<p>MM CUL 5.1 Prior to the start of ground disturbance activities, the developer shall inform all working members on this project site that 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.</p> <p>MM CUL 5.2 Limited archaeological monitoring shall be required during the initial phases of mass grading and trenching, by a professional archaeologist meeting the Secretary of the Interior’s Standards for Professional Qualification. At the discretion of the archaeologist, and in concurrence with the tribal participant representing the San Manuel Band of Mission Indians, and the City of Highland. Monitoring may cease when it has been determined that no tribal cultural resources have been identified and that the potential for such discoveries is unlikely due to the nature of previous ground disturbance and the nature of subsurface geomorphology. A copy of the draft archaeological monitoring report shall be forwarded to the Tribe for review and comment prior to acceptance by the City.</p>	Prior to the start of ground disturbance and during project construction	Planning Department	Qualified archaeologist or Native American designated monitor	
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?	<p>MM NOS-1 In order to comply with the City of Highland’s Noise Standards, the project must incorporate the following recommendations into the project design.</p> <ol style="list-style-type: none"> 1. At minimum, a six (6) foot high wall is required along the north property, as shown in Exhibit F of the <i>Baseline Retail Center, Noise Impact Stud.</i> 2. Loading/unloading, deliveries and trash collection should occur during daytime hours, as required in the City’s Municipal Code. 3. Any rooftop condenser units must be placed as far as feasibly possible from any existing or proposed residential units. Rooftop condensers shall be shielded by a parapet wall with a height of 4 feet or higher. The height of the wall must be taller than the condenser unit and be designed to completely shield any noise that may be able to flank around the wall. 4. The designed noise screening will only be accomplished if the barrier’s weight is at least 3.5 pounds per square foot of 	Plan check and construction	Planning & Building Department	Building inspections	

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		<p>face area without decorative cutouts or line-of-site openings between the shielded areas and the project site. The recommended noise control barrier may be constructed using one, or any combination of the following materials:</p> <ol 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 				
	d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<p>MM NOS-2• To further ensure that construction activities do not disrupt the adjacent land uses, the following measures should be taken:</p> <ol style="list-style-type: none"> 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. During construction, the contractor shall ensure all construction equipment is equipped with appropriate noise attenuating devices. The contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the project site during all project construction. Idling equipment shall be turned off when not in use. Equipment shall be maintained so that vehicles and their loads are secured from rattling and banging. 	Prior to grading and throughout construction	Planning & Building Department	Site inspection and monitoring	
Traffic	a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<p>MM TRAN-1 A sign shall be posted near the north driveway onto Buckeye Street that informs truck drivers departing the site that no left turn can be made from Buckeye Street to eastbound Base Line and that southbound travel onto Church Avenue is not permitted as it is not a designated truck route. It should also specify that the Palm Avenue is a truck route for return access to I-210. Final design, content, and location of the sign shall be reviewed and approved by the Community Development Director.</p>	Plan check and prior to occupancy	Planning	Building inspections	

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	d) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	MM TRAN-2 The length of the southbound left-turn pocket at the Church Avenue/Base Line Street intersection up to the first project driveway, shall be increased a distance of approximately 177 feet. This shall be included in the design of all construction plans prior to plan submittal.	Grading plan check	Planning & Engineering Department	Right-of-way construction inspections	