

**Heatherglenn Planned Development/ Tentative Tract Map No. 17604
Mitigation Monitoring and Reporting Program**

<i>Mitigation Measure</i>		<i>Responsibility for Implementing and Reporting</i>	<i>Timing</i>	<i>Responsibility for Monitoring</i>	<i>Monitor (Signature Required) (Date of Compliance)</i>
AIR QUALITY					
AQ-1	<p>The construction plans and specifications shall state that in addition to standard Rule 403 requirements, the following measures shall be incorporated into project construction activities:</p> <ul style="list-style-type: none"> • All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions. • The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the project site are watered at least three (3) times daily during dry weather; preferably in the mid-morning, afternoon, and after work is done for the day. • The contractor shall ensure that traffic speeds within the project site areas are reduced to 15 miles per hour or less. 	Project Applicant/Construction Contractor	Ongoing during demolition, grading, and construction activities	City of Highland Public Works Department/City Engineer	
AQ-2	Implementation of Tier IV Diesel Engine Standards shall be required for construction activities.	Project Applicant/Construction Contractor	Ongoing during grading and construction activities	City of Highland Public Works Department/City Engineer	
BIOLOGICAL RESOURCES					
BIO-1	To the extent practical, all vegetation removal associated with Project development (including grubbing and cutting down trees) shall be conducted outside of the nesting season (February 1 to August 31 st). If avoidance of the nesting season is not feasible, then a qualified biologist shall conduct a preconstruction nesting bird survey no more than thirty (30) days prior to the removal of any vegetation. If vegetation is not removed within thirty (30) days of the survey, then the survey shall be repeated. If no nests are found the biologist conducting the clearance survey shall document a negative survey with a report. If active nests are found during the pre-construction nesting bird surveys, a Nesting Bird Plan (NBP) shall be prepared and implemented. At a minimum the NBP shall 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	Project Applicant/Construction Contractor in coordination with the Project Biologist and California Department of Fish and Wildlife (CDFW)	Prior to construction	City of Highland Planning Division	

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	<p>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 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 by a qualified biological monitor as recommended by the biologist. 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 monitoring biologist.</p>				
<p>BIO-2</p>	<p>Pre-construction presence/absence surveys for burrowing owls shall be conducted for all properties within the Specific Plan area within 30 days prior to any onsite ground disturbing activity. The burrowing owl survey shall be conducted pursuant to current recommended 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 pre-construction survey burrowing owls are identified, then the following shall be implemented:</p> <ul style="list-style-type: none"> • 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. • If impacts on occupied burrows in the non-nesting period are unavoidable, on-site passive relocation techniques may be used if approved by the CDFW to encourage owls to move to alternative burrows outside of the impact area. • If relocation of the owls is approved for the site by 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>Project Applicant/Construction Contractor in coordination with the Project Biologist and CDFW</p>	<p>Prior to construction</p>	<p>City of Highland Planning Division</p>	

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	<ul style="list-style-type: none"> ○ The location of the nest and owls proposed for relocation. ○ The location of the proposed relocation site. ○ The number of owls involved and the time of year when the relocation is proposed to take place. ○ The name and credential of the biologist who will be retained to supervise the relocation. ○ The proposed method of capture and transport for the owls to the new site. ○ 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). 				
BIO-3	The loss of 32 acres of occupied onsite SBKR Critical Habitat shall be mitigated with off-site habitat at ratio agreed to by both USFWS and CDFW. The onsite preservation of 6.53 acres (Lot L) of AFSS habitat shall be improved/enhanced as required by USFWS and CDFW and shall be protected from disturbance by humans, domestic pets, indirect noise and lighting, etc. as required by USFWS and CDFW. The proposed location, configuration, and enhancements, maintenance and long-term management of the onsite 6.53-acre preservation area (Lot L) shall be approved by USFWS and CDFW prior to the issuance of the first Project development permit from the City of Highland.	Project Applicant in coordination with CDFW and USFWS	Prior to the issuance of the first project development permit from the City of Highland	City of Highland Planning Division	
BIO-4	Prior to disturbance of 32 acres of occupied SBKR Critical Habitat onsite, a trapping and re-location plan shall be submitted to USFWS and CDFW for review and approval. SBKR shall be re-located to the onsite preserved area (Lot L) or other off-site location as approved by USFWS and CDFW.	Project Applicant in coordination with the Project Biologist and CDFW and USFWS	Prior to grading and construction	City of Highland Planning Division	
BIO-5	In order to avoid or minimize potential direct and indirect impacts to SBKR and SBKR habitat that occur outside the 32-acre development footprint area, including the Wash Plan HCP, the following shall be implemented: <ul style="list-style-type: none"> ● The project site boundaries and construction limits shall be clearly identified and posted; ● Construction staging areas shall be located outside of occupied SBKR habitat; 	Project Applicant/Construction Contractor in coordination with the Project Biologist and CDFW and USFWS	Prior to construction and issuance of grading and building permits; ongoing clearing, grubbing, grading, and construction activities	City of Highland Planning Division	

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	<ul style="list-style-type: none"> • The use of rodenticides, herbicides, insecticides, or other chemicals that could potentially harm SBKR is prohibited; • Construction personnel shall be informed of required SBKR habitat avoidance and conservation measures. Locations of SBKR habitat that must be avoided shall be identified on affected development plans; • Prior to issuance of a grading permit a temporary SBKR exclusionary fence shall be constructed along the entirety of the southern and eastern boundary of the project site development footprint and maintained for the entire duration of construction. • Prior to issuance of a building permit a permanent exclusionary wall shall be installed along the entirety of the southern and eastern boundary of the project site development footprint (inside the temporary SBKR exclusionary fence), including between the development footprint and Lot L. The location, installation methods, and fence materials shall follow current USFWS avoidance measures for SBKR; • To ensure compliance with the measures above, a biological monitor shall be present during clearing, grubbing, grading and other construction activities until the permanent exclusion wall along the southern and eastern boundary of the development and the SBKR re-location plan has been implemented and approved by USFWS and CDFW. 				
BIO-6	The loss of 32 acres of AFSS habitat shall be mitigated with off-site habitat at ratio agreed to by CDFW.	Project Applicant in coordination with the Project Biologist and CDFW	Prior to the issuance of the first project development permit from the City of Highland	City of Highland Planning Division	
CULTURAL RESOURCES & TRIBAL CULTURAL RESOURCES					
CR-1	The project area has a high sensitivity for historic age resources and a moderate to low sensitivity for prehistoric resources. This is based on the intensive historic era use of the project area and surrounding lands. To address this sensitivity, an archaeological monitor with at least 3 years of regional experience in archaeology	Project Applicant/Construction Contractor in coordination with the Project Archaeologist	Prior to site disturbance and grading activities	City of Highland Planning Division	

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	<p>shall be present for all ground-disturbing activities that occur within the proposed project area (which includes, but is not limited to, tree/shrub removal and planting, clearing/ grubbing, grading, excavation, compaction, fence/gate removal and installation, drainage and irrigation removal and installation, hardscape installation [benches, signage, boulders, walls seat walls, fountains, etc.], and archaeological work.) A sufficient number of archaeological monitors shall be present each work day to ensure that simultaneously occurring ground disturbing activities receive thorough levels of monitoring coverage. A monitoring and treatment plan that is reflective of the project mitigation (“Cultural Resources” and “Tribal Cultural Resources”) shall be completed by the archaeologist and submitted to the Lead Agency for dissemination to the San Manuel Band of Mission Indians (SMBMI) Cultural Resources Department. Once all parties review and agree to the plan, it shall be adopted by the Lead Agency – the plans must be adopted prior to permitting for the project. Any and all findings will be subject to the protocol detailed within the monitoring and treatment plan.</p>				
CR-2	<p>Per CR-1, an archaeologist will be present for any and all ground-disturbing activity. If a pre-contact or post-contact cultural resource is discovered during project implementation, ground disturbing activities shall be suspended 60 feet around the resource(s) and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed. Representatives from the San Manuel Band of Mission Indians (SMBMI) Cultural Resources Department, the Archaeological Monitor/applicant, and the Lead Agency shall confer regarding treatment of the discovered resource, as detailed within the monitoring and treatment plan. A research design shall be developed and will include a plan to evaluate the resource for significance under CEQA criteria. The research design shall also acknowledge that, regardless of significance under CEQA, all pre-contact discoveries, as well as post-contact resources associated with the citrus industry shall be subject, if feasible, to avoidance and preservation in place as treatment.</p> <p>Should any resources not be a candidate for avoidance or preservation in place, and full data recovery is necessary, the research design shall include a comprehensive discussion of resource processing, analysis, curation, and reporting protocols</p>	Project Applicant/Construction Contractor in coordination with the Project Archaeologist	During excavation, grading, and construction activities	City of Highland Planning Division	

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	<p>and obligations. All analysis shall be conducted in conference with the SMBMI Cultural Resources Department. All removed material shall be temporarily curated on-site and a fully executed reburial agreement shall be developed with the SMBMI Cultural Resources Department. This agreement shall include measures and provisions to protect the future reburial area from any future impacts (vis a vis project plans, conservation/preservation easements, deed riders, etc.). Reburial shall not occur until all ground-disturbing activities associated with the Project have been completed, all monitoring has ceased, all cataloguing and basic recordation of cultural resources have been completed, and a final monitoring report has been issued to Lead Agency, CHRIS, and the SMBMI Cultural Resources Department.</p> <p>Should it occur that avoidance, preservation in place, or on-site reburial are not an option for treatment, the landowner shall relinquish all ownership and rights to this material and confer with the SMBMI Cultural Resources Department to identify an American Association of Museums (AAM)-accredited facility within San Bernardino County that can accession the materials into their permanent collections and provide for the proper care of these objects in accordance with the 1993 CA Curation Guidelines. A curation agreement with an appropriate qualified repository shall be developed between the landowner and museum that legally and physically transfers the collections and associated records to the facility. This agreement shall stipulate the payment of fees necessary for permanent curation of the collections and associated records and the obligation of the Project developer/applicant to pay for those fees.</p> <p>All draft reports containing the significance and treatment findings and data recovery results shall be prepared by the archaeologist and submitted to the Lead Agency and the SMBMI Cultural Resources Department for their review and comment. After approval from all parties, the final reports are to be submitted to the local CHRIS Information Center, the Lead Agency, and the SMBMI Cultural Resources Department.</p>				
CR-3	<p>The Lead Agency and the applicant/developer shall immediately contact the County Coroner and the San Manuel Band of Mission Indians (SMBMI) Cultural Resources Department in the event that any human remains are discovered during implementation of the</p>	<p>Project Applicant/Construction Contractor in</p>	<p>As needing during grading and construction</p>	<p>City of Highland Planning Division</p>	

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	<p>Project. If the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, the Coroner shall ensure that notification is provided to the NAHC within twenty-four (24) hours of the determination, as required by California Health and Safety Code § 7050.5 (c). The NAHC-identified Most Likely Descendant (MLD), shall be allowed, under California Public Resources Code § 5097.98 (a), to (1) inspect the site of the discovery and (2) make determinations as to how the human remains and funerary objects shall be treated and disposed of with appropriate dignity. The MLD, Lead Agency, and landowner agree to discuss in good faith what constitutes "appropriate dignity" as that term is used in the applicable statutes. The MLD shall complete its inspection and make recommendations within forty-eight (48) hours of receiving notification from either the Developer or the NAHC, as required by California Public Resources Code § 5097.98.</p> <p>Reburial of human remains and/or funerary objects (those artifacts associated with any human remains or funerary rites) shall be accomplished in compliance with the California Public Resources Code § 5097.98 (a) and (b). The MLD in consultation with the landowner, shall make the final discretionary determination regarding the appropriate disposition and treatment of human remains and funerary objects. All parties are aware that the MLD may wish to rebury the human remains and associated funerary objects on or near the site of their discovery, in an area that shall not be subject to future subsurface disturbances. The applicant/developer/landowner should accommodate on-site reburial in a location mutually agreed upon by the Parties.</p> <p>It is understood by all Parties that unless otherwise required by law, the site of any reburial of Native American human remains or cultural artifacts shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code § 6254 (r).</p>	<p>coordination with the Project Archaeologist</p>			
GEOLOGY AND SOILS					

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GEO-1	Due to the potential hazard of tensional ground surface fracturing on the site as a result of differential response of geological materials across the suspected traces of Fault "K" in the event of a large, nearby earthquake, subsidence, differential compaction, or seismic settlement, the foundations and slabs of the proposed residences shall be reinforced to resist tensional ground cracking.	Project Applicant/Construction Contractor	During construction	City of Highland Public Works Department/City Engineer	
GEO-2	Due to the potential for liquefaction at the site the additional parameters of soil density, grain size distribution and exact depth to groundwater shall be determined by a geotechnical engineer to ascertain the final susceptibility of the site to liquefaction. A depth to groundwater of 10 feet from the ground surface shall be used for calculating the liquefaction potential of the site. The Geotechnical/Soils evaluation shall be submitted to the City with building plans for review and approval and all site preparation recommendations shall be implemented by the grading contractor. The final grading plan for the site shall be reviewed and approved by an engineering geologist prior to grading of the site and grading of the site should be evaluated by the engineering geologist by in-grading inspections.	Project Applicant/Construction Contractor in coordination with the Project Geotechnical Engineer	Prior to the issuance of grading permits and during excavation and grading activities	City of Highland Public Works Department/City Engineer	
HAZARDS AND HAZARDOUS MATERIALS					
HAZ-1	The City will condition the project to provide notices & disclosures on the map that the southern portion of the site is located in the Redlands Municipal Airport <i>Area of Special Compatibility Concern</i> , and notice shall be given to all potential home buyers that the property is in <i>Area of Special Compatibility Concern</i> that is routinely overflown by aircraft approaching and/or departing the Redlands Municipal Airport.	Project Applicant	Prior to issuance of occupancy permits	City of Highland Building and Safety/Building Official	
HYDROLOGY AND WATER QUALITY					
HYDRO-1	The City will condition the project to provide notices & disclosures to all potential home buyers that the property is within the 100-year flood hazard area, in Zone AE of the Flood Insurance Rate Map (FIRM), and the purchase of flood insurance is required. Mandatory flood insurance purchase requirements and floodplain management standards apply until the National Insurance Program (NFIP) map for the project area is revised and it is no longer in the 100-year flood hazard area.	Project Applicant	Prior to issuance of occupancy permits	City of Highland Building and Safety/Building Official	
NOISE					

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NOISE -1	The City will condition the project to provide notices & disclosures to all potential home buyers that the property is adjacent to and/or in close proximity to a "Quarry" that is utilized for permitted quarry mining and processing operations, and/or other industrial uses, and that by their acquisition or occupancy of any property in TTM 17604, purchaser or other occupant acknowledges that the permitted Quarry uses may produce noise, vibration, light or increased traffic, odor or other disturbances.	Project Applicant	Prior to issuance of occupancy permits	City of Highland Building and Safety/Building Official	
TRANSPORTATION					
TRANS-1	SR-210 EB Ramps at 5 th Street (Intersection 1): Widen and/or restripe the southbound off-ramp to provide a second exclusive left-turn lane. Modify the existing traffic signal as needed. Pay project's fair share contribution for these improvements.	Project Applicant	Prior to issuance of occupancy permits	City of Highland Public Works Department/City Engineer	
TRANS-2	<u>Orange Street at Greenspot Road (Intersection 6)</u> : Restripe the southbound through lane on Orange Street to a shared through-right-turn lane. Restripe the westbound right-turn lane on Greenspot Road to a shared through-right-turn lane. Modify the existing traffic signal as needed. Pay project's fair share contribution for these improvements.	Project Applicant	Prior to issuance of occupancy permits	City of Highland Public Works Department/City Engineer	
TRANS-3	<u>Church Street at Greenspot Road (Intersection 7)</u> : Restripe the southbound through lane on Church Street to a shared through-right-turn lane. Modify the existing traffic signal as needed. Pay project's fair share contribution for these improvements.	Project Applicant	Prior to issuance of occupancy permits	City of Highland Public Works Department/City Engineer	
TRANS-4	<u>Club View Drive/Merris Street at Greenspot Road (Intersection 8)</u> : Install a traffic signal and design for five-phase operation with protected left-turn phasing on Greenspot Road. Pay project's fair share contribution for these improvements.	Project Applicant	Prior to issuance of occupancy permits	City of Highland Public Works Department/City Engineer	
TRANS-5	<u>Gold Buckle Road at Greenspot Road (Intersection 9)</u> : Install crosswalks on all four legs. Install a traffic signal and design for two-phase operation. Pay project's fair share contribution for these improvements.	Project Applicant	Prior to issuance of occupancy permits	City of Highland Public Works Department/City Engineer	
TRANS-6	<u>Project Driveway 2 at Greenspot Road (Intersection 10)</u> : The intersection is proposed to be a one-way stop-controlled three-legged intersection with no north leg. The northbound movement will consist of a right-turn only lane. The westbound movement will consist of an exclusive left-turn lane and two (2) through lanes.	Project Applicant	Prior to issuance of occupancy permits	City of Highland Public Works Department/City Engineer	

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TRANS-7	<u>SR-210 Westbound Off-Ramp to 5th Street/Greenspot Road</u> : Add one (1) off-ramp lane. The Project's fair share contribution to offset all Year 2040 With Project freeway diverge impacts is 6.75% or an estimated \$23,625.50.	Project Applicant	Prior to issuance of occupancy permits	City of Highland Public Works Department/City Engineer	
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