
Final Initial Study, Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Plan

Residences at Alta Vista

June 2025

Lead Agency:



City of Highland
27215 Base Line Highland, CA 92346

Prepared by:



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Redlands, CA 92374

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Final

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Appendix A – Draft Initial Study/Mitigated Negative Declaration

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FINAL MITIGATED NEGATIVE DECLARATION

Lead Agency:	City of Highland 27215 Base Line Highland, CA 92346
Project Proponent:	Diversified Pacific 10621 Civic Center Drive Rancho Cucamonga, CA 91730
Project Location:	The Residences at Alta Vista (Project, Proposed Project) Project Site is located north of Greenspot Road, South of Santa Ana Canyon Road, and on either side of Alta Vista in the City of Highland. The approximately 12-acre irregularly shaped Project Site includes Assessor Parcel Numbers (APNs) 1210-371-16 and 1210-371-14.
Project Description:	The Project would construct 113 detached single-family homes at a density of 9.42 dwelling units per acre (du/ac). The Project would have three distinct floor plans ranging from 1,987 - 2,365 square feet with Spanish, Cottage, and Farmhouse architectural styles. Each lot would include private rear yard space. The Project would include a total of 293 parking spaces, comprised of 226 garage spaces and an additional 67 uncovered guest spaces. The Project proposes approximately 4,213 linear feet of roadway improvements including six private streets and three alleys. The Project would also provide two primary open space areas, one on each side of Alta Vista, totaling approximately 35,000 square feet. The proposal includes the following entitlement applications: Tentative Tract Map No. 20721 (TTM 24-003), General Plan Amendment (GPA 24-002), Zone Change (ZC 24-002), Conditional Use Permit (CUP 24-006), and Design Review Application (DRA 24-009).
Public Review Period:	April 28, 2025 to May 28, 2025

Mitigation Measures Incorporated into the Project to Avoid Significant Effects:

Biological Resources

BIO-1: Pre-construction Special-Status Plant Surveys. Prior to Project implementation a protocol-level pre-construction plant survey shall be conducted for the 16 special-status plant species that have varying levels of potential to occur on the Project Site, including Parry's spineflower, slender-horned spineflower, Santa Ana River woollystar, California satintail, salt spring checkerbloom, Nevin's Barberry, and thread-leaved brodiaea. The protocol-level survey shall be conducted at the appropriate time of year when plants will both be evident and identifiable (usually, during flowering or fruiting), the season or the year prior to the start of ground-breaking Project activities. The survey should be conducted by a qualified botanist or biologist experienced with surveying for and identifying these flora. The surveys should be conducted in consideration of the United States Fish and Wildlife Service (USFWS) Guidelines for Conducting and Reporting Botanical Inventories for Federally Listed, Proposed, and Candidate Plants (USFWS 1996), General Rare Plant Survey Guidelines (Cypher 2002), CDFW's Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities (CDFW 2018), and the California Native Plant Society's (CNPS) Botanical Survey Guidelines (CNPS 2001). If no federally or state-listed or California Rare Plant Rank (CRPR) List 1 or 2 plant species are identified during the survey, Project Site preparation and construction activities may begin, and no further action is necessary.

If CRPR List 1 or 2 plant species or any federally or state-listed plant species are observed on the Project Site during the survey, then a qualified botanist or biologist shall establish a non-disturbance buffer around the location(s) of the individuals or population. The size of the non-disturbance buffer shall be determined by the qualified botanist or biologist based on location of special-status species and expected construction activities. If one or more CRPR List 1 or 2 plant species or any state or federally listed plant species are found on the Project Site and avoidance of the location(s) is not feasible during Project construction, then the qualified biologist and the Project Proponent shall coordinate with CDFW and/or USFWS to determine if additional mitigation measures are necessary. Mitigation measures could include, but are not limited to, additional biological monitoring, seasonal work avoidance, seed collection, or transplanting.

BIO-2: Biological Monitoring. A qualified biologist shall be present to monitor all initial ground-disturbing and vegetation-clearing activities conducted for the Project. During each monitoring day, the biological monitor shall perform clearance survey "sweeps" at the start of each workday that vegetation clearing takes place to minimize impacts on special-status species with potential to occur. The monitor will be responsible for ensuring that impacts to special-status species, nesting birds, and active nests will be avoided to the greatest extent possible. Biological monitoring shall take place until the Project Site has been completely cleared of any vegetation. If an active nest is identified, the biological monitor shall establish

an appropriate disturbance limit buffer around the nest using flagging or staking. Construction activities shall not occur within any disturbance limit buffer zones until the nest is deemed no longer active by the biologist. If special-status wildlife species are detected during biological monitoring activities, then consultation with the USFWS and/or CDFW shall be conducted, and a mitigation plan shall be developed to avoid and offset impacts to these species. Mitigation measures may consist of work restrictions and/or additional biological monitoring activities after ground-disturbing activities are complete.

BIO-3: Pre-construction Crotch Bumble Bee Survey. If the Crotch bumble bee is no longer a Candidate or formally Listed species under the California Endangered Species Act at the time ground-disturbing activities occur, then no additional protection measures are proposed for the species.

If the Crotch bumble bee is legally protected under the California Endangered Species Act as a Candidate or Listed species at the time ground-disturbing activities are scheduled to occur, it is recommended pre-construction surveys be conducted in accordance with the established survey protocol provided by CDFW. If no such protocol is available and ground-disturbing activities are scheduled to occur during the Crotch bumble bee flight season (February 16 through October 31), then it is recommended a minimum of two Crotch bumble bee pre-construction surveys are conducted by a qualified biologist experienced in identifying the species prior to ground disturbing activities (including vegetation and tree removal). The surveys shall be conducted no more than 14 days and three (3) days prior to ground-disturbing activities and vegetation clearing activities that are to occur during the flight season.

Should vegetation removal or ground-disturbing activities be scheduled to begin during the overwintering season (November 1 to February 15), when Crotch bumble bee are not detectable aboveground, then four (4) focused surveys shall be conducted at least three (3) weeks apart during the peak flight season (late March through August) immediately prior to start of construction.

If Crotch bumble bee is determined to occur within the Project Site at any time, coordination with CDFW shall be required prior to the initiation of Project activities.

BIO-4: Pre-construction Burrowing Owl Surveys. Pre-construction surveys for burrowing owls shall be conducted. Prior to ground disturbing activities, a qualified wildlife biologist (i.e., a wildlife biologist with previous burrowing owl survey experience) shall conduct pre-construction surveys of the Project Site, plus a 500-foot buffer (where access is permissible and suitable habitat is present), to locate active breeding or wintering burrowing owls and burrowing owl burrows between 30 and 14 days prior to construction. The survey methodology shall be consistent with the methods outlined in the CDFW Staff Report on Burrowing Owl Mitigation (California Department of Fish and Game 2012). Additionally, a qualified biologist shall conduct a second pre-construction survey of the Project Site plus an approximately 500-foot buffer no more than 24 hours prior to the start of ground-disturbing

activities associated with construction to identify any additional burrowing owls or burrows necessitating avoidance, minimization, or mitigation measures.

If no burrowing owls or active burrowing owl burrows (e.g., with sign present) are observed during the survey, Project Site preparation and construction activities may begin, and no further action is necessary.

If burrowing owl(s) or suitable burrowing owl burrows with sign (e.g., whitewash, pellets, feathers, prey remains) are identified on the Project Site during the surveys, these features must be completely avoided, and the qualified biologist and Project proponent shall coordinate with CDFW prior to preparing a Burrowing Owl Plan to determine the most appropriate avoidance measures. The Burrowing Owl Plan shall describe proposed avoidance, minimization, and monitoring actions. The Burrowing Owl Plan shall include the number and location of occupied burrow sites, acres of burrowing owl habitat that will be impacted, details of site monitoring, and details on proposed buffers and other avoidance measures if avoidance is proposed. If impacts to occupied burrowing owl habitat or burrow cannot be avoided, the Burrowing Owl Plan shall also describe relocation actions that will be implemented. Proposed implementation of burrow exclusion and closure should only be considered as a last resort, after all other options have been evaluated as exclusion is not in itself an avoidance, minimization, or mitigation method and has the possibility to result in take. If impacts to occupied burrows cannot be avoided, information shall be provided regarding adjacent or nearby suitable habitat available to owls along with proposed relocation actions. The Permittee shall implement the Burrowing Owl Plan following CDFW review and approval.

If ground-disturbing activities occur but the Project Site is left undisturbed for more than 30 days, a pre-construction survey for burrowing owl shall be conducted as described above. If a burrowing owl is found, the same coordination described above shall be necessary.

BIO-5: Pre-construction Nesting Bird Survey. To lessen impacts to nesting birds and raptors, it is recommended that vegetation and tree removal be conducted between September 1 and January 31, outside of the typical nesting period for birds protected by the MBTA and California Fish and Game Code. If vegetation or tree removal, or initial ground disturbing Project activities are planned to occur during the nesting season (typically February through August), then a pre-construction nesting bird survey shall be performed no more than three days prior to the start of construction to determine whether the site is being used for nesting. This will avoid violations of the MBTA and California Fish and Game Code Sections 3503, 3503.5, and 3513. The pre-construction nesting bird survey shall include the Project impact area and adjacent areas where Project activities have the potential to cause nest failure. The survey should be conducted by a qualified biologist experienced in: identifying local and migratory bird species of special concern; conducting bird surveys using appropriate survey methodology; nesting surveying techniques, recognizing breeding and nesting behaviors, locating nests and breeding territories, and identifying nesting stages and

nest success; determining/establishing appropriate avoidance and minimization measures; and monitoring the efficacy of implemented avoidance and minimization measures..

The pre-construction survey shall be conducted at the appropriate time of day, during appropriate weather conditions, no more than 3 days prior to the initiation of Project activities. The surveys shall encompass all suitable areas including trees, shrubs, bare ground, burrows, cavities, and structures. Survey duration shall take into consideration the size of the Project Site; density, and complexity of the habitat; number of survey participants; survey techniques employed; and shall be sufficient to ensure the data collected is complete and accurate.

If no nesting birds are observed during the survey, Project Site preparation and construction activities may begin. If active nests are found, they shall be flagged and a qualified biologist shall establish suitable buffers around the nest (generally a minimum of 200 feet up to 500 feet for raptors and a minimum of 50 feet up to 300 feet for passerine species), with specific buffer widths to be determined by a qualified biologist. The buffer around the nest shall be delineated and flagged, and no construction activity shall occur within the buffer area until a qualified biologist determines nesting species have fledged and the nest is no longer active, or the nest has failed. The qualified biologist shall monitor the nest at the onset of Project activities, and at the onset of any changes in such Project activities (e.g., increase in number or type of equipment, change in equipment usage, etc.) to determine the efficacy of the buffer. If the qualified biologist determines that such Project activities may be causing an adverse reaction, the qualified biologist shall adjust the buffer accordingly or implement alternative avoidance and minimization measures, such as redirecting or rescheduling construction or erecting sound barriers. All work within these buffers will be halted until the nesting effort is finished (i.e., the juveniles are surviving independent from the nest) or failed. The qualified biologist will review and verify compliance with these nesting avoidance buffers and will verify the nesting effort has finished. Work can resume within these avoidance areas when no other active nests are found.

BIO-6: Pre-construction San Bernardino Kangaroo Rat Survey. Within two years prior to the start of Project activities, a biologist in possession of a Federal 10(a)(1)(A) Recovery Permit and CDFW Scientific Collecting Permit and Memorandum of Understanding shall perform SBKR trapping surveys in accordance with the protocols outlined by USFWS and in the biologist's permit. The survey shall consist of five consecutive nights of trapping, when the animal is active above ground and when the overnight temperatures are 50 degrees Fahrenheit or higher, while avoiding periods of overnight precipitation. The traps shall be spaced approximately 10 meters apart and set in habitats most likely to yield SBKR, to confirm presence/absence of the species.

If San Bernardino kangaroo rat is found on the Project Site and avoidance of the location(s) is not feasible then coordination with CDFW and USFWS shall occur prior to the initiation of Project activities.

Cultural Resources

- CUL-1: Monitoring and Treatment Plan.** 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 Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN, also known as San Manuel Band of Mission Indians). Once all parties review and approve the plan, it shall be adopted by the Lead Agency – the plan 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.
- CUL-2: Contractor Awareness Training.** The Lead Agency shall ensure that a Contractor Awareness Training Program is delivered to train equipment operators about cultural resources. The program shall be designed to inform construction personnel about: federal and state regulations pertaining to cultural resources and tribal cultural resources; the subsurface indicators of resources that shall require a work stoppage; procedures for notifying the lead agency of any occurrences; Project-specific requirements and mitigation measures; and enforcement of penalties and repercussions for non-compliance with the program.
- The training shall be prepared by a qualified professional archaeologist and may be provided either through a brochure, video, or in-person tailgate meeting. Tribal representatives from the Consulting Tribes, such as Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN, also known as San Manuel Band of Mission Indians) will be allowed to attend and/or participate in the Contractor Awareness Training should they elect to and will be given ten days' notice prior to the training. The training shall be provided to all construction supervisors, forepersons, and operators of ground-disturbing equipment. All personnel shall be required to sign a training roster. The construction manager is responsible for ensuring that all required personnel receive the training. The Construction Manager shall provide a copy of the signed training roster to the lead agency as proof of compliance.
- CUL-3: Archaeological Monitoring.** Due to the heightened cultural sensitivity of the proposed project area, an archaeological monitor with at least 3 years of regional experience in archaeology 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, trenching, 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.
- CUL-4: Post Review Discovery.** There always remains the potential for ground-disturbing activities to expose previously unrecorded cultural resources. Both CEQA and Section 106 of the

NHPA require the lead agency to address any unanticipated cultural resource discoveries during Project construction as described below.

- If subsurface deposits believed to be cultural or human in origin are discovered during construction, all work must halt within a 100-foot radius of the discovery. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology, shall evaluate the significance of the find, and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following notifications shall apply, depending on the nature of the find:
 - If the professional archaeologist in consultation with the Tribal monitor/representative for YSMN determines that the find does not represent a cultural resource, work may resume immediately and no agency notifications are required.
 - If the professional archaeologist in consultation with the Tribal monitor/representative for YSMN determines that the find does represent a cultural resource from any time period or cultural affiliation, the archaeologist shall immediately notify the lead agencies. The agencies shall consult on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be a Historical Resource under CEQA, as defined by CEQA or a historic property under Section 106 NHPA, if applicable. Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either: 1) is not a Historical Resource under CEQA or a Historic Property under Section 106; or 2) that the treatment measures have been completed to their satisfaction.
 - If the find represents a Native American or potentially Native American resource that does not include human remains, then the agencies shall consult with the Consulting Tribes on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be a Tribal Cultural Resource under CEQA, as defined in Section 21074 of the CEQA Guidelines. Preservation in place is the preferred treatment, if feasible. Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either: 1) is not a Tribal Cultural Resource under CEQA; or 2) that the treatment measures have been completed to their satisfaction.
 - If the find includes human remains, or remains that are potentially human, they shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641). The archaeologist shall notify the San Bernardino County Coroner (per § 7050.5 of the Health and Safety Code).

The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California PRC, and AB 2641 will be implemented. If the coroner determines the remains are Native American and not the result of a crime scene, the coroner will notify the NAHC, which then will designate a Native American Most Likely Descendant (MLD) for the Project (§ 5097.98 of the PRC). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the PRC). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (§ 5097.98 of the PRC). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the treatment measures have been completed to their satisfaction.

Geology and Soils

GEO-1: Unanticipated Discovery of Paleontological Resources. If paleontological resources are discovered during Project construction, a 50-foot buffer would be established around a find until a qualified paleontologist has determined the significance of the find. All work in the area of the find shall cease and a qualified paleontologist shall be retained by the City to investigate the find and to make recommendations on its disposition.

Noise

NOI-1: Project Noise Abatement Measures. To ensure interior noise levels at all residences comply with the City of Highland's interior noise reduction standards, all residential structures shall incorporate the following noise control measures:

- Building Construction
 - Walls:
 - All penetrations in exterior walls for pipes, ducts, or conduits shall be caulked or filled with mortar to form an airtight seal and minimize sound transmission.
 - Roof Construction:
 - Roof sheathing of wood construction shall be per manufacturer specifications or consist of caulked plywood of at least ½ inch thickness.
 - Ceilings shall be well-sealed gypsum board of at least ½ inch thickness.

- Attic insulation with a minimum R-19 rating shall be used to enhance noise attenuation.
- Ventilation & Mechanical Systems
 - While keeping windows closed for noise reduction, all habitable rooms shall be equipped with:
 - A forced air circulation system (e.g., HVAC system or air conditioning unit), or
 - An active ventilation system (e.g., fresh air supply system) that meets Uniform Building Code requirements. Population and Housing

NOI-2: Additional Noise Abatement Measures for Lot 8. To mitigate interior and exterior noise impacts at Lot 8, the following measures shall be implemented:

- Interior Noise Reduction Measures
 - The second floor of the residence on Lot 8 shall be constructed with well-fitted, well-weather-stripped upgraded windows and glass doors with a minimum Sound Transmission Class rating of 30 to ensure compliance with the City of Highland's 45 dBA CNEL interior noise standard.
 - All penetrations in exterior walls (e.g., for pipes, ducts, conduits) shall be caulked or filled with mortar to form an airtight seal and prevent sound leakage.

Tribal Cultural Resources

TCR-1: Tribal Monitoring. Due to the heightened cultural sensitivity of the proposed project area, at the discretion of the consulting tribe(s), Tribal monitor(s) authorized to represent YSMN 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, trenching, 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). At the discretion of the consulting tribes, a sufficient number of Tribal 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, as detailed within CUL-1, and submitted to the Lead Agency for dissemination to the Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN). Once all parties review and agree to the plan, it shall be adopted by the Lead Agency – the plan 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.

TCR-2: Treatment of Cultural Resources During Project Implementation. If a pre-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.

The Project Archaeologist shall develop a research design that shall include a plan to evaluate the resource for significance under CEQA criteria. Representatives from YSMN, the Archaeologist, and the Lead Agency shall confer regarding the research design, as well as any testing efforts needed to delineate the resource boundary. Following the completion of evaluation efforts, all parties shall confer regarding the resource's archaeological significance, its potential as a Tribal Cultural Resource (TCR), and avoidance (or other appropriate treatment) of the discovered resource. Removal of any cultural resource(s) shall be conducted with the presence of a Tribal monitor representing the Tribe, unless otherwise decided by YSMN. All plans for analysis shall be reviewed and approved by the applicant and YSMN prior to implementation, and all removed material shall be temporarily curated on-site.

It is the preference of YSMN that removed cultural material be reburied as close to the original find location as possible. However, should reburial within/near the original find location during project implementation not be feasible, then a reburial location for future reburial shall be decided upon by YSMN, the landowner, and the Lead Agency, and all finds shall be reburied within this location. Additionally, in this case, 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 YSMN. All reburials are subject to a reburial agreement that shall be developed between the landowner and YSMN outlining the determined reburial process/location, and shall include measures and provisions to protect the reburial area from any future impacts.

Should it occur that avoidance, preservation in place, and on-site reburial are not an option for treatment, the landowner shall relinquish all ownership and rights to this material and confer with YSMN to identify an American Association of Museums (AAM)-accredited facility within the 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.

All draft records/reports containing the significance and treatment findings and data recovery results shall be prepared by the archaeologist and submitted to the Lead Agency and YSMN for their review and comment. After approval from all parties, the final reports

and site/isolate records are to be submitted to the local CHRIS Information Center, the Lead Agency, and YSMN.

TCR-3: Inadvertent Discoveries of Human Remains. If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.

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SECTION 1.0 INTRODUCTION

This document is the Final Initial Study/Mitigated Negative Declaration (IS/MND), including the Mitigation Monitoring and Reporting Plan (MMRP) for the Residences at Alta Vista Project (Proposed Project). It has been prepared in accordance with the California Environmental Quality Act (CEQA) (Public Resource Code Section 21000 et. seq.) and the State CEQA Guidelines (California Code of Regulations Section 15000 et seq.), as amended. This Final IS/MND document supplements the Draft IS/MND released for public review on April 28, 2025, and Agency review on April 29, 2025 (Appendix A).

The City of Highland (City) is the Lead Agency for the Proposed Project. On April 28, 2025, the City distributed the Draft IS/MND for the Proposed Project to the general public for review and comment. The following day, on April 29, 2025, the Draft IS/MND for the Proposed Project was distributed to public agencies for review and comment. In accordance with the State CEQA Guidelines, the Draft IS/MND was circulated for a 31-day public review period and 30-day agency review period, which ended on May 28, 2025. No comments on the Draft IS/MND were received during the public and agency review period. This Final IS/MND document is organized as follows:

- Section 1.0 provides a discussion of the purpose of the document and discusses the structure of the document;
- Section 2.0 contains a summary of the project description;
- Section 3.0 includes a summary of AB 52 consultation;
- Section 4.0 includes comment letters received and response comments;
- Section 5.0 includes corrections and clarifications made to the Draft IS/MND in response to comments; and,
- Section 6.0 includes the Mitigation Monitoring and Reporting Plan (MMRP)

This Final IS/MND document and the Draft IS/MND (Appendix A) together constitute the environmental document for the Proposed Project. An MMRP document has been prepared for the Proposed Project and is included in Section 6.0 of this Final IS/MND.

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SECTION 2.0 PROJECT OVERVIEW

2.1 Project Background

The Project Site consists of approximately 11.98 acres of land located north of Greenspot Road, south of Santa Ana Canyon Road, and on either side of Alta Vista in the City of Highland, San Bernardino County,

The Project Site is currently vacant and generally bounded by vacant land and residential uses to the north, flood control district property to the east, radio towers to the west, and Greenspot Road to the south. The Project Site and land to the north, east, and west have a General Plan land use designation of Low Density Residential (LD: 2.1-6.0 du/ac). Land south of Greenspot Road has a General Plan land use designation of Agricultural Equestrian (A/EQ: 0-2 du/ac). Refer to Table 2-1 below for details.

Table 2-1. Surrounding Land Uses			
	Land Use Designation	Zoning Designation	Existing Land Use
Project Site	(LD) Low Density Single Family Residential	R-1 10,000 (Low Density Residential (2.1-6.0 du/ac)	Vacant
North	(LD) Low Density Single Family Residential	R-1 10,000 (Low Density Residential (2.1-6.0 du/ac)	Residential
East	(LD) Low Density Single Family Residential	R-1 10,000 (Low Density Residential (2.1-6.0 du/ac)	Vacant Land and Gated San Bernardino Flood Control District Property
South	(AG/EQ) Agricultural/Equestrian	AG/EQ Agricultural Equestrian (0-2 du/ac)	Vacant
West	(LD) Low Density Single Family Residential	R-1 10,000 (Low Density Residential (2.1-6.0 du/ac)	Vacant

Source: Highland 2006, 2025; Google Earth Pro 2025

2.2 Project Characteristics

The Project would construct 113 detached single-family homes at a density of 9.42 dwelling units per acre (du/ac). The Project would have three distinct floor plans ranging from 1,987 - 2,365 square feet (sf) with Spanish, Cottage, and Farmhouse architectural styles. Each lot would include private rear yard space. The Project would include a total of 293 parking spaces, comprised of 226 garage spaces and an additional 67 uncovered guest spaces. The Project proposes approximately 4,213 linear feet of roadway improvements including six private streets and three alleys. The Project would also provide two primary open space areas, one on each side of Alta Vista, totaling approximately 35,000-sf.

**Final Initial Study and Mitigated Negative Declaration
Residences at Alta Vista**

The Project includes the following entitlement applications: Tentative Tract Map No. 20721 (TTM 24-003), General Plan Amendment (GPA 24-002), Zone Change (ZC 24-002), Conditional Use Permit (CUP 24-006), and Design Review Application (DRA 24-009).

The property is currently vacant and zoned R-1 (10,000 Single Family Residential) with a General Plan Land Use designation of LD (Low Density, 2.1-6.0 du/ac). The Proposed Project would require a zone change and general plan amendment to PD (Planned Development).

The Project proposes development of 113 detached single-family homes (9.42 du/ac) with private rear yard space. Lot sizes will range from 1,920 to 5,186-sf. There will be three distinct floor plans with Spanish, Cottage, and Farmhouse architectural styles. The area of each floor plan is provided below in Table 2-2 through Table 2-4, with the total number of units proposed as part of the Project presented in Table 2-5.

Table 2-2. Floor Plan 1	
Floor Plan Section	Area (Square Feet)
First Floor	618
Second Floor	948
Total Living Area:	1,566
Two-Car Garage	421
Porch	11

The Proposed Project would construct 35-units following the design of Floor Plan 1. As shown in Table 2-2, Floor Plan 1 would be the smallest of the three floorplans constructed as part of the Project. Floor Plan 1 would include 1,566-sf of living area, a 421-sf two-car garage, and an 11-sf porch.

Table 2-3. Floor Plan 2	
Floor Plan Section	Area (Square Feet)
First Floor	689
Second Floor	1,051
Total Living Area:	1,740
Two-Car Garage	423
Porch	78

The Proposed Project would construct 43-units following the design of Floor Plan 2. As shown in Table 2-3, Floor Plan 2 would include 1,740-sf of living area, a 423-sf two-car garage, and the largest porch of the development mix at 78-sf.

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Residences at Alta Vista**

Table 2-4. Floor Plan 3	
Floor Plan Section	Area (Square Feet)
First Floor	722
Second Floor	1,160
Total Living Area:	1,932
Two-car Garage	433
Porch	20

The Proposed Project would construct 35-units following the design of Floor Plan 3. As shown in Table 2 - 4, Floor Plan 3 would be the largest of the three floor plans constructed as part of the Project. Floor Plan 3 would include 1,932-sf of living area.

Table 2-5. Project Development Mix	
Floor Plan Type	Units Proposed
Floor Plan 1	35
Floor Plan 2	43
Floor Plan 3	35
Total Number of Units:	113

In summary, the Proposed Project would develop 113 residential lots, totaling 7.13-acres on an approximately 12-acre site at a density of 9.42-lots/ac (gross) with single family homes. The Proposed Project would not include gated access. In addition to the 113 Proposed single-family homes, the Project would include a total of 293 on-site parking spaces, comprised of 226 garage spaces, and 67 additional uncovered guest spaces distributed throughout the Project. Project access would be provided by six private streets (4,213 linear feet). There would be two primary open space amenities, one on each side of Alta Vista, totaling approximately 35,000 square feet.

- Open Space 1 would play equipment, benches, picnic tables, barbecues, turf, and exercise equipment.
- Open Space 2 is designed as a passive area with benches, turf, and exercise equipment along a pathway.

Additional Project improvements include 6-foot-high walls along Greenspot Road at Lots 104 through 110 and Lot 8, two flood control basins, a new storm drain connection underneath Greenspot Road, an improved concrete v-ditch, retaining walls, a 20-foot utility easement, and associated utility connections.

2.3 Project Timing

Project construction is anticipated to start in January 2026 for a duration of approximately 12 months.

2.4 List of Commenters

The Draft IS/MND was distributed for public comment for 31-day review period from April 28, 2025 to May 28, 2025, and distributed for agency comment for 30-day public review period from April 29, 2025 to May 28, 2025. No comment letters were received during the public and agency review period.

SECTION 3.0 AB 52 CONSULTATION

Effective July 1, 2015, Assembly Bill (AB) 52 amended CEQA to require that: 1) a lead agency provide notice to those California Native American tribes that requested notice of projects proposed by the lead agency; and 2) for any tribe that responded to the notice within 30 days of receipt with a request for consultation, the lead agency must consult with the tribe. Topics that may be addressed during consultation include tribal cultural resources (TCRs), the potential significance of project impacts, type of environmental document that should be prepared, and possible mitigation measures and project alternatives.

The City of Highland notified all the tribes on the contact list of California Native American Tribes which have requested formal notification from the City. On September 4, 2024, the City notified the Soboba Band of Luiseño Indians. The Gabrieleno Band of Mission Indians and the Yuhaaviatam of San Manuel Nation (YSMN) were notified on September 5, 2024.

The City received a response from the Gabrieleno Band of Mission Indians - Kizh Nation on September 5, 2024, indicating the desire to consult, but later deferred consultation to other California Native American Tribes on October 16, 2024. On September 16, 2024, the YSMN, also referred to as the San Manuel Band of Mission Indians, indicated the desire to consult regarding potential impacts to TCRs and requested additional information regarding the Proposed Project. On May 27, 2025, YSMN provided comments to clarify mitigation measures provided in the Public Draft IS/MND as part of AB 52 consultation. The City has incorporated the requested edits to the mitigation measures as part of Section 5.0 of this Final IS/MND.

On June 17, 2025, the City requested formal acknowledgement by YSMN that consultation has concluded. On June 30, 2025, YSMN confirmed that consultation is formally concluded. The City and YSMN, acting in good faith and after reasonable effort, have concluded consultation.

Documentation of the AB 52 consultation process is included in Appendix B.

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SECTION 4.0 COMMENTS AND RESPONSES

No comment letters were received during the public and agency review period. As a result of AB 52 consultation process, clarifications have been made to the Draft IS/MND text as described in Section 5.0 of this Final IS/MND.

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SECTION 5.0 CLARIFICATIONS TO THE DRAFT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

5.1 Introduction

As a result of comments received on the Proposed Project, clarifications have been made to the Draft IS/MND text, which include:

1. Minor changes to the Project Characteristics.
2. Minor changes to MM-CUL-2 to clarify the scope of the Mitigation Measure.
3. Minor changes to MM-CUL-4 to clarify the scope of the Mitigation Measure.

Changes in text are identified by ~~strikeout~~ where text is removed and by underline where text is added.

5.2 Clarifications

As a result of AB 52 consultation process and TTM updates, clarifications have been made to the Draft IS/MND text. Changes in text are identified by strikeout where text is removed and by underline where text is added. The revisions are provided below.

5.2.1 Project Characteristics

The Project would construct 113 detached single-family homes at a density of 9.42 dwelling units per acre (du/ac). The Project would have three distinct floor plans ranging from 1,987 - 2,365 square feet (sf) with Spanish, Cottage, and Farmhouse architectural styles. Each lot would include private rear yard space. The Project would include a total of 293 parking spaces, comprised of 226 garage spaces and an additional 67 uncovered guest spaces. The Project proposes approximately 4,213 linear feet of roadway improvements including six private streets and three alleys. The Project would also provide two primary open space areas, one on each side of Alta Vista, totaling approximately 35,000-sf.

The Project includes the following entitlement applications: Tentative Tract Map No. 20721 (TTM ~~23-002~~ 24-003), General Plan Amendment (GPA 24-002), Zone Change (ZC 24-002), Conditional Use Permit (CUP 24-006), and Design Review Application (DRA 24-009).

The property is currently vacant and zoned R-1 (10,000 Single Family Residential) with a General Plan Land Use designation of LD (Low Density, 2.1-6.0 du/ac). The Proposed Project would require a zone change and general plan amendment to PD (Planned Development).

The Project proposes development of 113 detached single-family homes (9.42 du/ac) with private rear yard space. Lot sizes will range from ~~2,000~~ 1,920 to 5,186-sf. There will be three distinct floor plans with Spanish, Cottage, and Farmhouse architectural styles. The area of each floor plan is provided below in Table 2-2 through Table 2-4, with the total number of units proposed as part of the Project presented in Table 2-5.

[...]

Additional Project improvements include 6-foot-high walls along Greenspot Road at Lots ~~403~~ 104 through ~~409~~ 110 and Lot 8, two flood control basins, a new storm drain connection underneath Greenspot Road, an improved concrete v-ditch, retaining walls, a 20-foot utility easement, and associated utility connections.

5.2.2 Mitigation Measures

CUL-2: Contractor Awareness Training. The Lead Agency shall ensure that a Contractor Awareness Training Program is delivered to train equipment operators about cultural resources. The program shall be designed to inform construction personnel about: federal and state regulations pertaining to cultural resources and tribal cultural resources; the subsurface indicators of resources that shall require a work stoppage; procedures for notifying the lead agency of any occurrences; Project-specific requirements and mitigation measures; and enforcement of penalties and repercussions for non-compliance with the program.

The training shall be prepared by a qualified professional archaeologist and may be provided either through a brochure, video, or in-person tailgate meeting. Tribal representatives from the Consulting Tribes, such as Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN, also known as San Manuel Band of Mission Indians) will be allowed to attend and/or participate in the Contractor Awareness Training should they elect to and will be given ten days' notice prior to the training. The training shall be provided to all construction supervisors, forepersons, and operators of ground-disturbing equipment. All personnel shall be required to sign a training roster. The construction manager is responsible for ensuring that all required personnel receive the training. The Construction Manager shall provide a copy of the signed training roster to the lead agency as proof of compliance.

CUL-4: Post Review Discovery. There always remains the potential for ground-disturbing activities to expose previously unrecorded cultural resources. Both CEQA and Section 106 of the NHPA require the lead agency to address any unanticipated cultural resource discoveries during Project construction as described below. ~~Therefore, ECORP recommends the following procedures.~~

- If subsurface deposits believed to be cultural or human in origin are discovered during construction, all work must halt within a 100-foot radius of the discovery. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology, shall evaluate the significance of the find, and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following notifications shall apply, depending on the nature of the find:
 - If the professional archaeologist in consultation with the Tribal monitor/representative for YSMN determines that the find does not represent a cultural resource, work may resume immediately and no agency notifications are required.

- If the professional archaeologist in consultation with the Tribal monitor/representative for YSMN determines that the find does represent a cultural resource from any time period or cultural affiliation, the archaeologist shall immediately notify the lead agencies. The agencies shall consult on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be a Historical Resource under CEQA, as defined by CEQA or a historic property under Section 106 NHPA, if applicable. Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either: 1) is not a Historical Resource under CEQA or a Historic Property under Section 106; or 2) that the treatment measures have been completed to their satisfaction.
- If the find represents a Native American or potentially Native American resource that does not include human remains, then the agencies shall consult with the Consulting Tribes on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be a Tribal Cultural Resource under CEQA, as defined in Section 21074 of the CEQA Guidelines. Preservation in place is the preferred treatment, if feasible. Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either: 1) is not a Tribal Cultural Resource under CEQA; or 2) that the treatment measures have been completed to their satisfaction.
- If the find includes human remains, or remains that are potentially human, they shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641). The archaeologist shall notify the San Bernardino County Coroner (per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California PRC, and AB 2641 will be implemented. If the coroner determines the remains are Native American and not the result of a crime scene, the coroner will notify the NAHC, which then will designate a Native American Most Likely Descendant (MLD) for the Project (§ 5097.98 of the PRC). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the PRC). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (§ 5097.98 of the PRC). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the treatment measures have been completed to their satisfaction.

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SECTION 6.0 MITIGATION MONITORING AND REPORTING PLAN

6.1 Introduction

In accordance with CEQA, an IS/MND that identified adverse impacts related to the construction activity for the *Residences at Alta Vista* was prepared. The MND identified mitigation measures that would reduce or eliminate these impacts to below the level of significance.

Section 21081.6 of the Public Resources Code and Sections 15091(d) and 15097 of the State CEQA Guidelines require public agencies to adopt a reporting and monitoring plan for changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment. A Mitigation Monitoring and Reporting Plan (MMRP) is required for the Proposed Project because the IS/MND identified potentially significant adverse impacts related to construction activity, and mitigation measures have been identified to mitigate these impacts. Adoption of the MMRP will occur along with approval of the Proposed Project.

6.2 Purpose of the Mitigation Monitoring and Reporting Plan

This MMRP has been prepared to ensure that all required mitigation measures are implemented and completed according to schedule and maintained in a satisfactory manner during the construction and operation of the Proposed Project, as required. The MMRP may be modified by the City during project implementation, as necessary, in response to changing conditions or other project refinements. Table 6-1 has been prepared to assist the responsible parties in implementing the MMRP. This table identifies the category of significant environmental impact(s), individual mitigation measures, monitoring and mitigation timing, responsible person/agency for implementing the measure, monitoring and reporting procedure, and notation space to confirm implementation of the mitigation measures. The numbering of the mitigation measures follows the numbering sequence in the IS/MND.

6.3 Roles and Responsibilities

The City of Highland, as Lead Agency, is responsible for oversight of compliance of the mitigation measures in the MMRP.

6.4 Mitigation Monitoring and Reporting Plan

The column categories identified in the MMRP table (Table 6-1) are described below.

- **Mitigation Measure** – This column lists the mitigation measures by number.
- **Monitoring Activity/Timing/Frequency/Schedule** – This column lists the activity to be monitored for each mitigation measure, the timing of each activity, and the frequency/schedule of monitoring for each activity.

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- **Implementation Responsibility/Verification** – This column identifies the entity responsible for complying with the requirements of the mitigation measure and provides space for verification initials and date.
- **Responsibility for Oversight of Compliance/Verification** – This column provides the agency responsible for oversight of the mitigation implementation, and is to be dated and initialed by the agency representative based on the documentation provided by the construction contractor or through personal verification by agency staff.
- **Outside Agency Coordination** – this column lists any agencies with which the City may coordinate for implementation of the mitigation measure.
- **Comments** – this column provides space for written comments, if necessary.

Table 6-1. Mitigation Monitoring and Reporting Plan

Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
Biological Resources					
BIO-1: Pre-construction Special-Status Plant Surveys. Prior to Project implementation a protocol-level pre-construction plant survey shall be conducted for the 16 special-status plant species that have varying levels of potential to occur on the Project Site, including Parry's spineflower, slender-horned spineflower, Santa Ana River woollystar, California satintail, salt spring checkerbloom, Nevin's Barberry, and thread-leaved brodiaea. The protocol-level survey shall be conducted at the appropriate time of year when plants will both be evident and identifiable (usually, during flowering or fruiting), the season or the year prior to the start of ground-breaking Project activities. The survey should be conducted by a qualified botanist or biologist experienced with surveying for and identifying these flora. The surveys should be conducted in consideration of the United States Fish and	Activity: Preconstruction survey for special-status plant species. Timing: At the appropriate time of year when plants will both be evident and identifiable (usually, during flowering or fruiting) the season or the year prior to the start of ground-breaking Project activities	Project Biologist Initials Date	City of Highland Initials Date	Possible coordination with CDFW and/or USFWS.	

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Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
Wildlife Service (USFWS) Guidelines for Conducting and Reporting Botanical Inventories for Federally Listed, Proposed, and Candidate Plants (USFWS 1996), General Rare Plant Survey Guidelines (Cypher 2002), CDFW's Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities (CDFW 2018), and the California Native Plant Society's (CNPS) Botanical Survey Guidelines (CNPS 2001). If no federally or state-listed or California Rare Plant Rank (CRPR) List 1 or 2 plant species are identified during the survey, Project Site preparation and construction activities may begin, and no further action is necessary. If CRPR List 1 or 2 plant species or any federally or state-listed plant species are observed on the Project Site during the survey, then a qualified botanist or biologist shall establish a non-disturbance buffer around the location(s) of the individuals or population. The size of the non-disturbance buffer shall be determined	Frequency: One time.				

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Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
by the qualified botanist or biologist based on location of special-status species and expected construction activities. If one or more CRPR List 1 or 2 plant species or any state or federally listed plant species are found on the Project Site and avoidance of the location(s) is not feasible during Project construction, then the qualified biologist and the Project Proponent shall coordinate with CDFW and/or USFWS to determine if additional mitigation measures are necessary. Mitigation measures could include, but are not limited to, additional biological monitoring, seasonal work avoidance, seed collection, or transplanting.					
BIO-2: Biological Monitoring. A qualified biologist shall be present to monitor all initial ground-disturbing and vegetation-clearing activities conducted for the Project. During each monitoring day, the biological monitor shall perform clearance survey “sweeps” at the start of each workday that vegetation clearing takes place to minimize impacts on special-status	Activity: Biological Monitoring. Timing: For the duration of all initial ground-	Project Biologist Initials Date	City of Highland Initials Date	Possible coordination with CDFW and/or USFWS.	

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Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
species with potential to occur. The monitor will be responsible for ensuring that impacts to special-status species, nesting birds, and active nests will be avoided to the greatest extent possible. Biological monitoring shall take place until the Project Site has been completely cleared of any vegetation. If an active nest is identified, the biological monitor shall establish an appropriate disturbance limit buffer around the nest using flagging or staking. Construction activities shall not occur within any disturbance limit buffer zones until the nest is deemed no longer active by the biologist. If special-status wildlife species are detected during biological monitoring activities, then consultation with the USFWS and/or CDFW shall be conducted, and a mitigation plan shall be developed to avoid and offset impacts to these species. Mitigation measures may consist of work restrictions and/or additional biological monitoring activities after ground-disturbing activities are complete.	disturbing and vegetation-clearing activities. Frequency: As needed.				

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Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
BIO-3: Pre-construction Crotch Bumble Bee Survey. If the Crotch bumble bee is no longer a Candidate or formally Listed species under the California Endangered Species Act at the time ground-disturbing activities occur, then no additional protection measures are proposed for the species. If the Crotch bumble bee is legally protected under the California Endangered Species Act as a Candidate or Listed species at the time ground-disturbing activities are scheduled to occur, it is recommended pre-construction surveys be conducted in accordance with the established survey protocol provided by CDFW. If no such protocol is available and ground-disturbing activities are scheduled to occur during the Crotch bumble bee flight season (February 16 through October 31), then it is recommended a minimum of two Crotch bumble bee pre- construction surveys are conducted by a qualified biologist experienced in identifying the species prior to ground disturbing activities	Activity: Preconstruction survey for Crotch bumble bee. Timing: If ground-disturbing activities and vegetation clearing occur during flight Season (February 16 through October 31), Surveys would occur no more than 14 days and three (3) days prior to ground disturbance or vegetation removal.	Project Biologist Initials Date	City of Highland Initials Date	Possible coordination with CDFW.	

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Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
(including vegetation and tree removal). The surveys shall be conducted no more than 14 days and three (3) days prior to ground- disturbing activities and vegetation clearing activities that are to occur during the flight season. Should vegetation removal or ground-disturbing activities be scheduled to begin during the overwintering season (November 1 to February 15), when Crotch bumble bee are not detectable aboveground, then four (4) focused surveys shall be conducted at least three (3) weeks apart during the peak flight season (late March through August) immediately prior to start of construction. If Crotch bumble bee is determined to occur within the Project Site at any time, coordination with CDFW shall be required prior to the initiation of Project activities.	If ground-disturbing activities and vegetation clearing occur during the overwintering season (November 1 to February 15), four (4) focused surveys shall be conducted at least three (3) weeks apart during the peak flight season immediately prior to start of construction. Frequency: As needed.				

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BIO-4: Pre-construction Burrowing Owl Surveys. Pre-construction surveys for burrowing owls shall be conducted. Prior to ground disturbing activities, a qualified wildlife biologist (i.e., a wildlife biologist with previous burrowing owl survey experience) shall conduct pre- construction surveys of the Project Site, plus a 500-foot buffer (where access is permissible and suitable habitat is present), to locate active breeding or wintering burrowing owls and burrowing owl burrows between 30 and 14 days prior to construction. The survey methodology shall be consistent with the methods outlined in the CDFW Staff Report on Burrowing Owl Mitigation (California Department of Fish and Game 2012). Additionally, a qualified biologist shall conduct a second pre-construction survey of the Project Site plus an approximately 500-foot buffer no more than 24 hours prior to the start of ground-disturbing activities associated with construction to identify any additional burrowing owls or burrows necessitating avoidance, minimization, or mitigation measures. If no burrowing owls or active burrowing owl burrows (e.g., with sign present) are observed during the survey, Project Site	Activity: Preconstruction survey for burrowing owl. Timing: Between 30 and 14 days prior to ground disturbing activities. Frequency: One time.	Project Biologist Initials Date	City of Highland Initials Date	Possible coordination with CDFW.	
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preparation and construction activities may begin, and no further action is necessary. If burrowing owl(s) or suitable burrowing owl burrows with sign (e.g., whitewash, pellets, feathers, prey remains) are identified on the Project Site during the surveys, these features must be completely avoided, and the qualified biologist and Project proponent shall coordinate with CDFW prior to preparing a Burrowing Owl Plan to determine the most appropriate avoidance measures. The Burrowing Owl Plan shall describe proposed avoidance, minimization, and monitoring actions. The Burrowing Owl Plan shall include the number and location of occupied burrow sites, acres of burrowing owl habitat that will be impacted, details of site monitoring, and details on proposed buffers and other avoidance measures if avoidance is proposed. If impacts to occupied burrowing owl habitat or burrow cannot be avoided, the Burrowing Owl Plan shall also describe relocation actions that will be implemented. Proposed implementation of burrow exclusion and closure should only be considered as a last resort, after all other options have been evaluated as exclusion is not in itself an avoidance,					
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Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
minimization, or mitigation method and has the possibility to result in take. If impacts to occupied burrows cannot be avoided, information shall be provided regarding adjacent or nearby suitable habitat available to owls along with proposed relocation actions. The Permittee shall implement the Burrowing Owl Plan following CDFW review and approval. If ground-disturbing activities occur but the Project Site is left undisturbed for more than 30 days, a pre-construction survey for burrowing owl shall be conducted as described above. If a burrowing owl is found, the same coordination described above shall be necessary.					
BIO-5: Pre-construction Nesting Bird Survey. To lessen impacts to nesting birds and raptors, it is recommended that vegetation and tree removal be conducted between September 1 and January 31, outside of the typical nesting period for birds protected by the MBTA and California Fish and Game Code. If vegetation or tree	Activity: Pre-construction survey for nesting birds.	Project Biologist Initials Date	City of Highland Initials Date	Possible coordination with CDFW and/or USFWS.	

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Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
removal, or initial ground disturbing Project activities are planned to occur during the nesting season (typically February through August), then a pre-construction nesting bird survey shall be performed no more than three days prior to the start of construction to determine whether the site is being used for nesting. This will avoid violations of the MBTA and California Fish and Game Code Sections 3503, 3503.5, and 3513. The pre-construction nesting bird survey shall include the Project impact area and adjacent areas where Project activities have the potential to cause nest failure. The survey should be conducted by a qualified biologist experienced in: identifying local and migratory bird species of special concern; conducting bird surveys using appropriate survey methodology; nesting surveying techniques, recognizing breeding and nesting behaviors, locating nests and breeding territories, and identifying nesting stages and nest success; determining/establishing appropriate avoidance and minimization measures; and	Timing: No more than 3 days prior to ground disturbing activities. Frequency: One time.				

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Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
monitoring the efficacy of implemented avoidance and minimization measures. The pre-construction survey shall be conducted at the appropriate time of day, during appropriate weather conditions, no more than 3 days prior to the initiation of Project activities. The surveys shall encompass all suitable areas including trees, shrubs, bare ground, burrows, cavities, and structures. Survey duration shall take into consideration the size of the Project Site; density, and complexity of the habitat; number of survey participants; survey techniques employed; and shall be sufficient to ensure the data collected is complete and accurate. If no nesting birds are observed during the survey, Project Site preparation and construction activities may begin. If active nests are found, they shall be flagged and a qualified biologist shall establish suitable buffers around the nest (generally a minimum of 200 feet up to 500 feet for raptors and a minimum of 50 feet up to 300 feet for passerine species), with specific					

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Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
buffer widths to be determined by a qualified biologist. The buffer around the nest shall be delineated and flagged, and no construction activity shall occur within the buffer area until a qualified biologist determines nesting species have fledged and the nest is no longer active, or the nest has failed. The qualified biologist shall monitor the nest at the onset of Project activities, and at the onset of any changes in such Project activities (e.g., increase in number or type of equipment, change in equipment usage, etc.) to determine the efficacy of the buffer. If the qualified biologist determines that such Project activities may be causing an adverse reaction, the qualified biologist shall adjust the buffer accordingly or implement alternative avoidance and minimization measures, such as redirecting or rescheduling construction or erecting sound barriers. All work within these buffers will be halted until the nesting effort is finished (i.e., the juveniles are surviving independent from the nest) or failed. The qualified biologist will review					

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Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
and verify compliance with these nesting avoidance buffers and will verify the nesting effort has finished. Work can resume within these avoidance areas when no other active nests are found.					
BIO-6: Pre-construction San Bernardino Kangaroo Rat Survey. Within two years prior to the start of Project activities, a biologist in possession of a Federal 10(a)(1)(A) Recovery Permit and CDFW Scientific Collecting Permit and Memorandum of Understanding shall perform SBKR trapping surveys in accordance with the protocols outlined by USFWS and in the biologist's permit. The survey shall consist of five consecutive nights of trapping, when the animal is active above ground and when the overnight temperatures are 50 degrees Fahrenheit or higher, while avoiding periods of overnight precipitation. The traps shall be spaced approximately 10 meters apart and set in habitats most likely	Activity: Preconstruction survey for San Bernardino kangaroo rat. Timing: Within two years prior to the start of construction activities. Frequency: One time, with five consecutive nights of trapping.	Project Biologist Initials Date	City of Highland Initials Date	Possible coordination with CDFW and/or USFWS.	

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Mitigation Measure	Monitoring Activity/Timing/Frequency/Schedule	Implementation Responsibility/Verification	Responsibility for Oversight of Compliance/Verification	Outside Agency Coordination	Comments
to yield SBKR, to confirm presence/absence of the species. If San Bernardino kangaroo rat is found on the Project Site and avoidance of the location(s) is not feasible then coordination with CDFW and USFWS shall occur prior to the initiation of Project activities.					
Cultural Resources					
CUL-1: Monitoring and Treatment Plan. 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 Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN, also known as San Manuel Band of Mission Indians). Once all parties review and approve the plan, it shall be adopted by the Lead Agency – the plan must be adopted prior to permitting for the project. Any and all findings will be subject to the	Activity: Preparation of a Monitoring and Treatment Plan for Tribal Cultural Resources and Cultural Resources. Timing: Review, approval, and Lead Agency adoption required prior to permitting for the	Qualified Archaeologist Initials Date	City of Highland Initials Date	Yuhaaviatam of San Manuel Nation Cultural Resources Management Department	

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Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
protocol detailed within the Monitoring and Treatment Plan.	Project. Frequency: One time.				
CUL-2: Contractor Awareness Training. The Lead Agency shall ensure that a Contractor Awareness Training Program is delivered to train equipment operators about cultural resources. The program shall be designed to inform construction personnel about: federal and state regulations pertaining to cultural resources and tribal cultural resources; the subsurface indicators of resources that shall require a work stoppage; procedures for notifying the lead agency of any occurrences; Project-specific requirements and mitigation measures; and enforcement of penalties and repercussions for non-compliance with the program. The training shall be prepared by a qualified professional archaeologist and may be provided either through a brochure, video, or in-person tailgate	Activity: Contractor Awareness Training. Timing: Training would occur prior to ground disturbing activities. Consulting Tribes shall be provided notice to participate 10-days prior to training. Frequency: One time.	Qualified Archaeologist Initials Date	City of Highland Initials Date	Yuhaaviatam of San Manuel Nation Cultural Resources Management Department	

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Mitigation Measure	Monitoring Activity/Timing/Frequency/Schedule	Implementation Responsibility/Verification	Responsibility for Oversight of Compliance/Verification	Outside Agency Coordination	Comments
meeting. Tribal representatives from the Consulting Tribes, such as Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN, also known as San Manuel Band of Mission Indians) will be allowed to attend and/or participate in the Contractor Awareness Training should they elect to and will be given ten days' notice prior to the training. The training shall be provided to all construction supervisors, forepersons, and operators of ground-disturbing equipment. All personnel shall be required to sign a training roster. The construction manager is responsible for ensuring that all required personnel receive the training. The Construction Manager shall provide a copy of the signed training roster to the lead agency as proof of compliance.					

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Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
CUL-3: Archaeological Monitoring. Due to the heightened cultural sensitivity of the proposed project area, an archaeological monitor with at least 3 years of regional experience in archaeology 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, trenching, 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.	Activity: Archeological Monitoring. Timing: During all ground-disturbing and vegetation clearing activities within the Project Site. Frequency: As necessary during construction.	Qualified Archaeologist Initials Date	City of Highland Initials Date	Yuhaaviatam of San Manuel Nation Cultural Resources Management Department	

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Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
CUL-4: Post Review Discovery. There always remains the potential for ground-disturbing activities to expose previously unrecorded cultural resources. Both CEQA and Section 106 of the NHPA require the lead agency to address any unanticipated cultural resource discoveries during Project construction as described below. ■ If subsurface deposits believed to be cultural or human in origin are discovered during construction, all work must halt within a 100-foot radius of the discovery. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology, shall evaluate the significance of the find, and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following notifications shall apply, depending on the nature of the find:	Activity: Post Review Discovery. Timing: During ground disturbing construction activities. Frequency: As necessary during construction.	Qualified Archaeologist Initials Date	City of Highland Initials Date	Yuhaaviatam of San Manuel Nation Cultural Resources Management Department	

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Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
• If the professional archaeologist in consultation with the Tribal monitor/representative for YSMN determines that the find does not represent a cultural resource, work may resume immediately and no agency notifications are required. • If the professional archaeologist in consultation with the Tribal monitor/representative for YSMN determines that the find does represent a cultural resource from any time period or cultural affiliation, the archaeologist shall immediately notify the lead agencies. The agencies shall consult on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be a Historical Resource under CEQA, as defined by CEQA or a historic property under Section 106 NHPA, if applicable. Work may not resume within the no-work radius until the					

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Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
lead agencies, through consultation as appropriate, determine that the site either: 1) is not a Historical Resource under CEQA or a Historic Property under Section 106; or 2) that the treatment measures have been completed to their satisfaction. • If the find represents a Native American or potentially Native American resource that does not include human remains, then the agencies shall consult with the Consulting Tribes on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be a Tribal Cultural Resource under CEQA, as defined in Section 21074 of the CEQA Guidelines. Preservation in place is the preferred treatment, if feasible. Work may not resume within the no-work radius until the lead agencies, through consultation as					

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Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
appropriate, determine that the site either: 1) is not a Tribal Cultural Resource under CEQA; or 2) that the treatment measures have been completed to their satisfaction. If the find includes human remains, or remains that are potentially human, they shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641). The archaeologist shall notify the San Bernardino County Coroner (per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California PRC, and AB 2641 will be implemented. If the coroner determines the remains are Native American and not the result of a crime scene, the coroner will notify the NAHC, which then will designate a Native American Most Likely Descendant (MLD) for the Project (§ 5097.98 of the PRC). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning					

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Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
treatment of the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the PRC). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (§ 5097.98 of the PRC). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the treatment measures have been completed to their satisfaction.					

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Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
Geology and Soils					
GEO-1: Unanticipated Discovery of Paleontological Resources. If paleontological resources are discovered during Project construction, a 50-foot buffer would be established around a find until a qualified paleontologist has determined the significance of the find. All work in the area of the find shall cease and a qualified paleontologist shall be retained by the City to investigate the find and to make recommendations on its disposition.	Activity: Unanticipated discovery of paleontological resources.	Qualified Paleontologist _____ Initials	City of Highland _____ Initials	None	
	Timing: During ground disturbing construction activities.	_____ Date	_____ Date		
	Frequency: As necessary during construction.				
Noise Mitigation Measures					
NOI-1: Project Noise Abatement Measures. To ensure interior noise levels at all residences comply with the City of Highland’s interior noise reduction standards, all residential structures shall	Activity: Project noise abatement measures.	City of Highland/ Contractor	City of Highland	None	

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Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
incorporate the following noise control measures: • Building Construction ○ Walls: ▪ All penetrations in exterior walls for pipes, ducts, or conduits shall be caulked or filled with mortar to form an airtight seal and minimize sound transmission. ○ Roof Construction: ▪ Roof sheathing of wood construction shall be per manufacturer specifications or consist of caulked plywood of at least ½ inch thickness. ▪ Ceilings shall be well-sealed gypsum board of at least ½ inch thickness. ▪ Attic insulation with a minimum R-19 rating shall be used to enhance noise attenuation. • Ventilation & Mechanical Systems	Timing: During project design. Frequency: Once.	Initials Date	Initials Date		

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○ While keeping windows closed for noise reduction, all habitable rooms shall be equipped with: ▪ A forced air circulation system (e.g., HVAC system or air conditioning unit), or ▪ An active ventilation system (e.g., fresh air supply system) that meets Uniform Building Code requirements. Population and Housing					
NOI-2: Additional Noise Abatement Measures for Lot 8. To mitigate interior and exterior noise impacts at Lot 8, the following measures shall be implemented: • Interior Noise Reduction Measures ○ The second floor of the residence on Lot 8 shall be constructed with well-fitted, well-weather-stripped upgraded windows and glass doors with a minimum Sound Transmission Class rating of 30 to ensure compliance with the City of	Activity: Additional noise abatement measures for Lot 8. Timing: During project design. Frequency: Once.	City of Highland/ Contractor Initials Date	City of Highland Initials Date		

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Highland's 45 dBA CNEL interior noise standard. All penetrations in exterior walls (e.g., for pipes, ducts, conduits) shall be caulked or filled with mortar to form an airtight seal and prevent sound leakage.					
Tribal Cultural Resources					
TCR-1: Tribal Monitoring. Due to the heightened cultural sensitivity of the proposed project area, at the discretion of the consulting tribe(s), Tribal monitor(s) authorized to represent YSMN 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, trenching, 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). At the discretion of	Activity: Tribal monitoring. Timing: During all ground-disturbing and vegetation removal activities within the Project Site during Project construction.	Qualified Archaeologist Initials Date	City of Highland Initials Date	Yuhaaviatam of San Manuel Nation Cultural Resources Management Department	

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the consulting tribes, a sufficient number of Tribal 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, as detailed within CUL-1, and submitted to the Lead Agency for dissemination to the Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN). Once all parties review and agree to the plan, it shall be adopted by the Lead Agency – the plan 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.	Frequency: As needed.				
TCR-2: Treatment of Cultural Resources During Project Implementation. If a pre-contact cultural resource is discovered during project implementation, ground-	Activity: Treatment of Cultural Resources during	Qualified Archaeologist	City of Highland	Yuhaaviatam of San Manuel Nation	

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disturbing activities shall be suspended 60 feet around the resource(s), and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed. The Project Archaeologist shall develop a research design that shall include a plan to evaluate the resource for significance under CEQA criteria. Representatives from YSMN, the Archaeologist, and the Lead Agency shall confer regarding the research design, as well as any testing efforts needed to delineate the resource boundary. Following the completion of evaluation efforts, all parties shall confer regarding the resource's archaeological significance, its potential as a Tribal Cultural Resource (TCR), and avoidance (or other appropriate treatment) of the discovered resource. Removal of any cultural resource(s) shall be conducted with the presence of a Tribal monitor representing the Tribe, unless otherwise decided by YSMN. All plans for analysis shall be reviewed and approved by the applicant and YSMN prior to	project implementation. Timing: During all ground-disturbing and vegetation removal activities within the Project Site during Project construction. Frequency: As needed.	Initials Date	Initials Date	Cultural Resources Management Department	

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Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
implementation, and all removed material shall be temporarily curated on-site. It is the preference of YSMN that removed cultural material be reburied as close to the original find location as possible. However, should reburial within/near the original find location during project implementation not be feasible, then a reburial location for future reburial shall be decided upon by YSMN, the landowner, and the Lead Agency, and all finds shall be reburied within this location. Additionally, in this case, 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 YSMN. All reburials are subject to a reburial agreement that shall be developed between the landowner and YSMN outlining the determined reburial process/location, and shall include					

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measures and provisions to protect the reburial area from any future impacts. Should it occur that avoidance, preservation in place, and on-site reburial are not an option for treatment, the landowner shall relinquish all ownership and rights to this material and confer with YSMN to identify an American Association of Museums (AAM)-accredited facility within the 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.					

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All draft records/reports containing the significance and treatment findings and data recovery results shall be prepared by the archaeologist and submitted to the Lead Agency and YSMN for their review and comment. After approval from all parties, the final reports and site/isolate records are to be submitted to the local CHRIS Information Center, the Lead Agency, and YSMN.					
TCR-3: Inadvertent Discoveries of Human Remains. If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.	Activity: Inadvertent discoveries of human remains. Timing: During all ground-disturbing and vegetation removal activities within the Project Site during Project	Qualified Archaeologist Initials Date	City of Highland Initials Date	Yuhaaviatam of San Manuel Nation Cultural Resources Management Department San Bernardino County Coroner	

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Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
	construction. Frequency: As needed.				

SECTION 7.0 LIST OF APPENDICES

Appendix A – Draft Initial Study/Mitigated Negative Declaration

Appendix B – Summary of AB 52 Consultation

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APPENDIX A

Draft Initial Study/Mitigated Negative Declaration

APPENDIX B

Summary of AB 52 Consultation