

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<b>AIR QUALITY</b>				
<p><b>MM AQ-1: Low VOC Paint (Construction).</b> During construction, the Project shall utilize “Super-Compliant” low VOC paints which have been reformulated to exceed the regulatory VOC limits (i.e., have a lower VOC content than what is required) put forth by SCAQMD’s Rule 1113 for all architectural coatings. Super-Compliant low VOC paints shall be no more than 10g/L of VOC. Prior to issuance of building permits, the City of Grand Terrace Building and Safety Division shall confirm that plans include the following specifications:</p> <ul style="list-style-type: none"> <li>• All architectural coatings will be super-compliant low VOC paints.</li> <li>• Recycle leftover paint. Take any leftover paint to a household hazardous waste center; do not mix leftover water-based and oil-based paints</li> <li>• Keep lids closed on all paint containers when not in use to prevent VOC emissions and excessive odors.</li> <li>• For water-based paints, clean up with water only. Whenever possible, do not rinse the cleanup water down the drain or pour it directly into the ground or the storm drain. Set aside the can of cleanup water and take it to the hazardous waste center (<a href="http://www.cleanup.org">www.cleanup.org</a>).</li> <li>• Use compliant low-VOC cleaning solvents to clean paint application equipment.</li> <li>• Keep all paint- and solvent-laden rags in sealed containers to prevent VOC emissions.</li> <li>• Contractors shall construct/build with materials that do not require painting and use pre-painted construction materials to the extent practicable.</li> <li>• Use high-pressure/low-volume paint applicators with a minimum transfer efficiency of at least 50 percent or other application techniques with equivalent or higher transfer efficiency.</li> </ul>	Project Applicant; Construction Contractor	Ongoing during construction	City of Grand Terrace Planning & Development Services	
<p><b>MM AQ-2: Vehicle Trip Reduction.</b> Develop a qualifying Commute Trip Reduction (CTR)/ Transportation Demand Management (TDM) plan to reduce mobile GHG emissions for all uses. The TDM plan shall be approved by the City of Grand Terrace prior to the issuance of building permits and incorporated</p>	Project Applicant	Prior to issuance of Building Permits.	City of Grand Terrace Planning & Development Services	

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<p>into the Project’s Covenants, Conditions, and Restrictions (CC&amp;Rs). The TDM plan shall discourage single-occupancy vehicle trips and encourage alternative modes of transportation such as carpooling, taking transit, walking, and biking. The following measures shall be incorporated into the TDM plan.</p> <p>TDM Requirements for Non-Residential Uses:</p> <ul style="list-style-type: none"> <li>• The Project Applicant shall consult with the local transit service provider on the need to provide infrastructure to connect the Project with transit services. Evidence of compliance with this requirement may include correspondence from the local transit provider(s) regarding the potential need for installing bus turnouts, shelters, or bus stops at the site.</li> <li>• The portion of the TDM plan for non-residential uses shall include, but not be limited to the following potential measures: ride-matching assistance, preferential carpool parking, flexible work schedules for carpools, half-time transportation coordinators, providing a website or message board for coordinating rides, designating adequate passenger loading and unloading and waiting areas for ride-sharing vehicles, and including bicycle end of trip facilities. This list may be updated as new methods become available. Verification of this measure shall occur prior to building permit issuance for the commercial uses.</li> </ul> <p>TDM Requirements for Residential Units:</p> <ul style="list-style-type: none"> <li>• Owner-Occupied Units. Upon a residential dwelling being sold or offered for sale, the Project Applicant shall notify and offer to the buyer or prospective buyer, as soon as it may be done, materials describing public transit, ridesharing, and nonmotorized commuting opportunities available in the vicinity of the Project. Such information shall be transmitted no later than the close of escrow. This information shall be submitted to the City of Grand Terrace Planning Division for review and approval, prior to the issuance of the first certificate of occupancy.</li> </ul>				

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<ul style="list-style-type: none"> <li>Rental Units. Upon a residential dwelling being rented or offered for rent, the Project Applicant shall notify and offer to the tenant or prospective tenant, materials describing public transit, ridesharing, and nonmotorized commuting opportunities in the vicinity of the development. The materials shall be approved by the City of Grand Terrace. The materials shall be provided no later than the time the rental agreement is executed. This information shall be submitted to the City of Grand Terrace Planning Division for review and approval, prior to the issuance of the first certificate of occupancy.</li> </ul>				
<p><b>MM AQ-3: Prohibition of Fireplaces.</b> The installation of wood-burning and natural gas devices shall be prohibited. The purpose of this measure is to limit emissions of ROG, NO<sub>x</sub>, particulate matter and visible emissions from wood-burning and natural gas devices used for primary heat, supplemental heat, or ambiance. This prohibition shall be noted on the deed and/or lease agreements for future property owners/tenants to obey.</p>	Project Applicant; Future Property Owners; Tenants.	Prior to issuance of Building Permits, During operations	City of Grand Terrace Planning & Development Services	
<p><b>MM AQ-4: Electric Landscape Equipment.</b> Prior to the issuance of occupancy permits, the Planning Division shall confirm that the Project’s Covenants, Conditions, and Restrictions (CC&amp;Rs) and/or tenant lease agreements include contractual language that all landscaping equipment used onsite shall be 100 percent electrically powered. All residential and non-residential properties shall be equipped with exterior electrical outlets to accommodate this requirement. This requirement shall be included in the third-party vendor agreements for landscape services for the building owner and tenants, as applicable.</p>	Project Applicant; Construction Contractor; Future Property Owners; Tenants.	Prior to issuance of occupancy permits	City of Grand Terrace Planning & Development Services	
<p><b>MM AQ-5: Low VOC Paint (Operations)</b> The Project Applicant shall require by contract specifications commercial development to use interior and exterior architectural coatings (paint and primer including parking lot paint) products that have a volatile organic compound rating of 10 grams per liter (g/L) or less(i.e., “Super-Compliant” low VOC paints which have been reformulated to exceed the regulatory VOC limits). Contract specifications shall be reviewed and approved by the City of Grand Terrace prior to the issuance of occupancy permits. This measure shall be made a condition of approval for continued upkeep of the property.</p>	Project Applicant	Prior to issuance of occupancy permits	City of Grand Terrace Planning & Development Services	

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<b>BIOLOGICAL RESOURCES</b>				
<p><b>MM BIO-1:</b> To avoid impacts to nesting migratory and/or special-status birds, the removal of any vegetation with the potential to support nesting migratory and/or special-status birds should be performed outside of the nesting season (February 1 through August 31, but potentially earlier if the site can support nesting raptors). If vegetation must be removed during the nesting season, then a qualified biologist should perform a nesting bird survey no more than three days prior to the removal of any vegetation. If active nests are identified at the site, then the nests should be avoided with an adequate buffer as determined by the biologist until the nests are no longer active and the young can survive independently from the nest.</p>	Project Applicant; Construction Contractor	During construction activities	City of Grand Terrace Planning & Development Services	
<p><b>MM BIO-2:</b> A qualified biologist shall conduct a take avoidance (pre-construction) survey of all suitable habitat areas for burrowing owl. The survey shall follow the 2012 CDFW Staff Report on Burrowing Owl Mitigation, which indicates that a survey should be performed 14 to 30 days prior to any disturbance activities, with a follow-up survey within 24 hours prior to the disturbance. If any burrowing owls are present at the time of the planned disturbance, then the burrowing owls will be passively excluded or passively relocated from the site to avoid direct harm to individual owls; however, exclusion/relocation of nesting owls must occur outside of the breeding season (February 1 to September 15) to avoid impacts to active nests. The exclusion/relocation of owls must be approved by CDFW. If applicable, a Burrowing Owl Exclusion/Relocation Plan should be prepared and submitted to CDFW for review and approval.</p>	Qualified Biologist	Prior to construction activity	City of Grand Terrace Planning & Development Services; CDFW	
<p><b>MM BIO-3:</b> If the Crotch bumble bee is no longer a candidate or listed species under the California Endangered Species Act, then this mitigation measure shall not be required.</p> <p>The Project site was surveyed for Crotch bumble bees and found to have a low potential for Crotch bumble bees. No bees were observed on the Project Site. As such, the following measures shall be implemented to reduce potential impacts to this species:</p> <ul style="list-style-type: none"> <li>• <i>Survey:</i> To the extent feasible, construction activities (i.e., demolition, earthwork, clearing, and grubbing) shall occur outside of the Crotch’s bee flight season (February 1 through October 31). If</li> </ul>	Qualified Biologist; Project Applicant	Prior to construction activity; Prior to issuance of Grading Permits	City of Grand Terrace Planning & Development Services; CDFW	

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<p>construction activities must occur during the flight season, a qualified biologist shall conduct a survey for Crotch’s bumble bee queens, gynes, and colonies. The survey shall be conducted during optimal weather conditions (e.g., warm, sunny days between 65 and 90 degrees Fahrenheit and with wind conditions less than 8 miles per hour). If the survey is negative, no further assessment shall be required, and construction activities shall be allowed to proceed without any further requirements.</p> <p>If Crotch bumble bee is detected during the survey, the following measures shall be implemented:</p> <ul style="list-style-type: none"> <li>• <i>CESA Compliance:</i> Prior to issuance of a grading permit, it shall be demonstrated that CESA-required consultation with CDFW regarding the project’s effects to Crotch bumble bee has occurred. If take of Crotch bumble bee is expected, an incidental take permit (ITP) shall be obtained from CDFW. In addition, if an incidental take permit is issued for the project that covers Crotch bumble bee, that document shall supersede any inconsistent measures provided in this report.</li> <li>• <i>Compensatory Mitigation:</i> Compensatory mitigation for permanent direct impacts to suitable Crotch’s bumble bee habitat shall be offset through compensatory mitigation, which may include, but is not necessarily limited to, on-site or off-site habitat preservation, enhancement, restoration, and/or creation at a ratio of no less than 1:1. However, if an incidental take permit is issued for the project that covers Crotch’s bumble bee, that document(s) shall supersede any measures and mitigation ratios provided in this report.</li> </ul>				
<p><b>MM BIO-4:</b> In addition to obtaining permits from the USACE, RWQCB, and CDFW, the Project shall implement mitigation consisting of one or more of the following options (mitigation would be required at a minimum 1:1 ratio to offset impacts):</p> <ol style="list-style-type: none"> <li>1) Avoidance and conservation of on-site waters;</li> <li>2) Establishment and/or enhancement of wetlands/riparian habitat on-site;</li> <li>3) Establishment and/or enhancement of wetlands/riparian habitat off-site;</li> <li>4) Purchase of credits from an approved mitigation bank/in-lieu fee program.</li> </ol>	Project Applicant	Prior to and during construction activity	City of Grand Terrace Planning & Development Services	

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<b>CULTURAL RESOURCES</b>				
<p><b>MM CUL-1:</b> Applications for future development facilitated by the Project, shall be required to comply with the following mitigation measure that established the framework for evaluating any buildings to be impacted that may be in excess of 50 years.</p> <p>For any buildings/structures in excess of 50 years of age having its original structural integrity intact and not already fully evaluated in <b>Appendices C2</b> through <b>C5</b>, the applicant shall retain a qualified professional historian to determine whether the affected building/structure is historically significant. The evaluation of historic architectural resources shall be based on criteria such as age, location, context, association with an important person or event, uniqueness, or structural integrity, as indicated in State CEQA Guidelines §15064.5. A historical resource report shall be submitted by the applicant to the City for approval and shall include the methods used to determine the presence or absence of historical resources, evaluate the significance of any historical resources identified, identify potential impacts from the proposed project, and propose measures to mitigate any impacts. The City shall require implementation of appropriate measures based on the report to reduce impacts to less than significant, if possible. If not possible to reduce impacts to less than significant, additional CEQA review shall be required.</p>	Project Applicant; Qualified Archaeologist/Historian	Prior issuance of Demolition and Building Permit(s)	City of Grand Terrace Planning & Development Services	
<p><b>MM CUL-2:</b> If unanticipated archaeological resources are exposed or encountered during construction of the Project, all ground disturbing activities within 50 feet of the potential resource(s) shall be suspended. A qualified archaeologist, meeting the Secretary of the Interior’s Professional Qualification Standards, shall evaluate the significance of the find and determine whether or not additional study is warranted based on significance under CEQA. The evaluation may require preparation of a treatment plan and archaeological testing for California Register of Historical Resources eligibility. The treatment plan shall be reviewed and approved by the qualified archaeologist and submitted to the City for approval.</p>	Project Applicant; Construction Contractor; Qualified Archaeologist	During construction activity	City of Grand Terrace Planning & Development Services	
<b>GEOLOGY AND SOILS</b>				
<p><b>MM GEO-1:</b> <u>Construction Monitoring</u>. No clearing and/or grading activities will be performed without the presence of a qualified geotechnical engineer.</p>	Project Applicant; Construction Contractor	During construction activity.	City of Grand Terrace Planning & Development Services	

Mitigation Monitoring and Reporting Program

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<p>Construction monitoring, including testing for on-site pavement design, would be performed during and after the site rough grading operations. During and/or near the completion of site grading, additional expansion index testing would be conducted to characterize selected areas and to develop lot-specific recommendations for foundation design as related to the expansion potential of the graded site soils.</p> <p>During construction, the qualified geotechnical engineer will perform additional observation and testing in correlation of the findings of the City-approved final geotechnical investigations, and if applicable, provide supplemental investigation, with the actual subsurface conditions exposed during construction.</p>				
<p><b>MM GEO-2:</b> All earth moving operations reaching beyond the disturbed surface soils, generally below the depth of two feet, should be monitored for paleontological resources. The monitor should be prepared to quickly salvage fossil remains as they are unearthed to avoid construction delays and should also collect samples of sediments that are likely to contain fossils of small invertebrates and vertebrates. However, the monitor must have the power to temporarily halt or divert grading equipment to allow for removal of abundant or large specimens.</p> <p>Collected samples of sediments should be processed to recover small invertebrate and vertebrate fossils, and the recovered specimens should be identified and prepared for curation at a repository with permanent retrievable storage.</p> <p>A report of findings, including an itemized inventory of recovered specimens, should be prepared upon completion of the steps outlined above. Approval of the report by the City of Grand Terrace would signify the completion of the mitigation program.</p> <p>After Project design has been finalized to determine the precise extent and location of planned ground disturbances, and prior to construction activity, a qualified paleontologist (to be retained by the Applicant) will prepare a paleontological resource monitoring plan (PRMP) for approval by the City.</p>	Project Applicant	During construction activity when excavations exceed two feet below grade.	City of Grand Terrace Planning & Development Services	
<b>GREENHOUSE GAS EMISSIONS</b>				

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<p><b>MM GHG-1: Residential Renewable Energy Generation.</b> Prior to issuance of residential building permits for each development phase, residential developments within the Project site shall be required to submit plans for the installation of solar photovoltaic (PV) panels or another source of renewable electricity generation on-site. The PV panels or alternative shall be installed prior to the issuance of Certificate of Occupancy (or the final Certificate of Occupancy within the development phase, if Virtual Net Metering is utilized). Solar-ready zones shall comply with Section 110.10 of the 2022 California Energy Code and meet access, pathway, ventilation, and spacing requirements, and exclude skylight area.</p> <p>Each residential building (or development phase, if VNEM is utilized) shall include an electrical system and other infrastructure sufficiently sized to accommodate the PV arrays. The electrical system and infrastructure must be clearly labeled with noticeable and permanent signage. The schedule of photovoltaic system locations may be updated as needed.</p>	Project Applicant	Prior to issuance of Building Permits.	City of Grand Terrace Planning & Development Services	
<p><b>MM GHG-2: Building Energy Efficiency.</b> Prior to the issuance of building permits, future development within the Project shall be designed to exceed 2022 Title 24 energy efficiency standards by a minimum of 15 percent through any of the following methods: o achieving Leadership in Energy and Environmental Design (LEED) standards or meeting or exceeding CALGreen Tier 2 standards in effect at the time. Alternatively, the Project design shall include on-site renewable energy for future commercial development, for example the incorporation of solar panels into future Project commercial development, such that 15 percent of the on-site energy consumption is offset.</p>	Project Applicant	Prior to issuance of Building Permits	City of Grand Terrace Planning & Development Services	
<p><b>MM GHG-3: Energy Efficient Appliances.</b> For residential projects, all major appliances (e.g., dishwashers, refrigerators, clothes washers and dryers, water heaters, and equipment for space heating) provided/ installed shall be electric (i.e., appliances that do not use natural gas, propane, or other fossil fuels) and Energy Star certified or of equivalent energy efficiency where applicable. Prior to the issuance of the certificate of occupancy, the City of Grand Terrace shall verify implementation of this requirement.</p>	Project Applicant	Prior to issuance of Certificate of Occupancy	City of Grand Terrace Planning & Development Services	



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<p><b>MM GHG-4: Solid Waste Diversion.</b> Each future development within the Project shall divert a minimum of 75 percent of landfill waste. Prior to issuance of certificate of occupancy, a recyclables collection and load area shall be constructed in compliance with City standards for recyclable collection and loading areas.</p>	Project Applicant	During construction; Prior to issuance of Certificate of Occupancy	City of Grand Terrace Planning & Development Services	
<b>HAZARDS AND HAZARDOUS MATERIALS</b>				
<p><b>MM HAZ-1:</b> Applicable to future development projects within the Project site, if signs of soil contamination, including staining or odor are encountered during ground-disturbance activities, construction shall halt, and the project-specific applicant/contractor is required to prepare a Phase II ESA to evaluate the potential environmental concern. If test results show RECs, HRECs, and/or CRECs, then remediation would be required to clean and detoxify the site subject to approval of regulatory oversight by the County, DTSC or RWQCB, prior to continuing ground-disturbing activities.</p>	Project Applicant	During construction activity	City of Grand Terrace Planning & Development Services	
<p><b>MM HAZ-2:</b> Prior to issuance of a demolition permit of the on-site structures, preparation of a demolition plan for the safe dismantling and removal of building components and debris including a plan for lead and asbestos abatement shall be required. The demolition plan shall be submitted to the City's (Building and Safety Department) for review and approval prior to commencement of demolition activities.</p> <p>Prior to demolition activities, an asbestos survey shall be conducted by an Asbestos Hazard Emergency Response Act (AHERA) and California Division of Occupational Safety and Health (Cal/OSHA) certified building inspector to determine the presence or absence of asbestos-containing materials (ACMs). If ACMs are located, abatement of asbestos shall be completed prior to any activities that would disturb ACMs or create an airborne asbestos hazard.</p> <p>Asbestos removal shall be performed by a State certified asbestos containment contractor in accordance with the South Coast Air Quality Management District (SCAQMD) Rule 1403.</p>	Project Applicant; Construction Contractor	Prior to issuance of Demolition Permit	City of Grand Terrace Planning & Development Services	
<p><b>MM HAZ-3:</b> If paint is separated from building materials (chemically or physically) during demolition of the structures, the paint waste shall be evaluated independently from the building material by a qualified Environmental Professional. If lead-based paint is found, abatement shall be</p>	Project Applicant; Qualified Environmental Professional	During construction activity	City of Grand Terrace Planning & Development Services	

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completed by a qualified Lead Specialist prior to any activities that would create lead dust or fume hazard. Contractors performing lead-based paint removal shall provide evidence of abatement activities to the Building Official.				
<b>MM HAZ-4:</b> If old cesspools and/or septic systems are encountered during the future development of the Project Site identified in the Phase I ESA included as DEIR Appendix G3 the landowner/developer shall provide for the removal and disposal of septic tank(s) in accordance with applicable federal, state, and local regulations.	Project Applicant	During construction activity	City of Grand Terrace Planning & Development Services	
<b>MM HAZ-5:</b> Applicable to future development projects, prior to development of an area not documented in the Phase I ESAs included as DEIR <b>Appendices G1 through G3</b> , project applicants shall be required to conduct a site-specific Phase I ESA to determine if any potential for significant impact exists. If the Phase I ESA identifies new environmental concerns on-site, a Phase II ESA shall be conducted. If the Phase II ESA identifies that remediation is necessary, such remediation shall occur in consultation with the appropriate regulatory agency (e.g., CUPA) prior to any site disturbing activities.	Project Applicant	Prior to construction start	City of Grand Terrace Planning & Development Services	
<b>NOISE</b>				
<b>MM NOI-1: On-Site Noise Attenuation.</b> As part of the Site Development Review Permit process for the proposed residential developments, a detailed acoustical study based on architectural plans shall be prepared by a qualified acoustical consultant and submitted to the City of Grand Terrace Community Development Department to demonstrate that all residential units would meet the City's 60 dBA exterior noise standard for all common outdoor living areas. In addition, the acoustical study shall demonstrate that interior noise levels at all residential units at the Project site would meet the City's 45 dBA threshold. This mitigation measure complies with the applicable sections of the California Building Code (Title 24 of the California Code of Regulations). The necessary noise reduction may be achieved by implementing noise control measures at the receiver locations. Where closed windows are required to achieve the interior 45 dBA CNEL limit, Project plans and specifications shall include ventilation as required by the California Building Code. The final grading and building plans shall incorporate the required noise barriers (patio enclosure, wall, berm, or combination wall/berm), and the property owner/developer shall install these barriers and enclosures.	Project Applicant	Prior to issuance of Grading Permits	City of Grand Terrace Planning & Development Services	

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<p><b>MM NOI-2: Stationary Noise Sources.</b> Prior to issuance of building permits, a Noise Assessment shall be prepared, for submittal and approval of the City of Grand Terrace City Planner, which demonstrates on-site placement of stationary noise sources at commercial uses would not exceed noise standards established in the City of Grand Terrace General Plan and City of Grand Terrace Municipal Code Chapter 8.108, Noise. The Noise Assessment shall verify that stationary noise sources (e.g., loading dock facilities, mechanical equipment, and parking lots) are adequately shielded and/or located at an adequate distance from on-site and off-site sensitive receptors and residences in order to comply with noise regulations established by the City of Grand Terrace.</p>	Project Applicant	Prior to issuance of Building Permits	City of Grand Terrace Planning & Development Services	
<p><b>MM NOI-3 Construction Vibration.</b> Future development projects with construction activities requiring operation of vibratory rollers within 26 feet of a structure shall be required to prepare a project-specific vibration impact analysis to evaluate potential construction vibration impacts associated with the project, and to determine any specific vibration control mechanisms that shall be incorporated into the project’s construction bid documents to reduce such impacts. Contract specifications shall be included in construction documents, which shall be reviewed and approved by the City Engineer prior to issuance of a grading permit.</p>	Project Applicant; Construction Contractor	Prior to issuance of Grading Permits	City of Grand Terrace Planning & Development Services	
<b>TRANSPORTATION</b>				
<p><b>MM TRA-1:</b> Upon the City’s acquisition of the area on Van Buren Street necessary to connect the project’s sidewalk to the remainder of Van Buren Street, the applicant will pay its fair share of the cost of construction of that portion of the sidewalk.</p>	Project Applicant	Prior to acquisition on Van Buren Street	City of Grand Terrace Planning & Development Services	
<b>TRIBAL CULTURAL RESOURCES</b>				
<p><b>MM TCR-1: Discovery of Tribal Cultural Resources.</b> In the event that Native American cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) the Augustine Band of Cahuilla Indians tribe will be notified and work shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, San</p>	Project Applicant; Qualified Archaeologist	During construction activity in the event that Native American cultural resources are discovered	City of Grand Terrace Planning & Development Services	

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<p>Manuel Band of Mission Indians will be contacted if any such find occurs and be provided information and permitted/invited to perform a site visit when the archaeologist makes his/her assessment, so as to provide Tribal input. The archaeologist shall complete an isolate record for the find and submit this document to the applicant and Lead Agency for dissemination to the San Manuel Band of Mission Indians.</p>				
<p><b>MM TCR-2: Treatment and Disposition of TCRs.</b> If significant Native American historical resources are discovered and avoidance cannot be ensured, an SOI-qualified archaeologist shall be retained to develop an cultural resources Treatment Plan, as well as a Discovery and Monitoring Plan, the drafts of which shall be provided to San Manuel Band of Mission Indians for review and comment.</p> <p>All in-field investigations, assessments, and/or data recovery enacted pursuant to the finalized Treatment Plan shall be monitored by a San Manuel Band of Mission Indians Tribal Participant(s).</p> <p>The Lead Agency and/or applicant shall, in good faith, consult with San Manuel Band of Mission Indians on the disposition and treatment of any artifacts or other cultural materials encountered during the project. After the notification of discovery to the San Manuel Band of Mission Indians and assessments/evaluations have occurred, the following treatment/disposition of the TCRs shall occur:</p> <p>Preservation-In-Place of the TCRs, if feasible as determined through coordination between the project archeologist, Master Developer or Site Developers, as applicable, and San Manuel Band of Mission Indians, is the preferred method of treatment. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources in perpetuity.</p> <p>Should Preservation-In-Place not be feasible, the landowner shall accommodate the process for on-site reburial of the discovered items with the San Manuel Band of Mission Indians. This shall include measures and provisions to protect the future reburial area from any future impacts. During</p>	<p>Project Applicant; Qualified Archaeologist</p>	<p>During construction activity if significant Native American historical resources are discovered.</p>	<p>City of Grand Terrace Planning &amp; Development Services</p>	

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<p>the course of construction, all recovered resources shall be temporarily curated in a secure location on site. The removal of any artifacts from the project site shall require the approval of the San Manuel Band of Mission Indians and all resources subject to such removal must be thoroughly inventoried with a tribal representative from San Manuel Band of Mission Indians to oversee the process. Reburial shall not occur until all cataloguing and basic recordation have been completed.</p> <p>If Preservation-In-Place and reburial are not feasible, the landowner(s) shall relinquish ownership of all TCRs and a curation agreement with an appropriate qualified repository within San Bernardino County that meets federal standards per 36 CFR Part 79 shall be established. The collections and associated records shall be transferred, including title, to said curation facility by the landowner, and accompanied by payment of the fees necessary for permanent curation.</p> <p>Any historic archaeological material that is not Native American in origin (non-TCRs) shall be curated at a public, non-profit institution with a research interest in the materials within the County of the discovery, if such an institution agrees to accept the material. If no institution accepts the archaeological material, it shall be offered to a local school or historical society in the area for educational purposes.</p> <p>If discoveries were made during the project, a Monitoring Report shall be submitted to the County by the Archaeologist at the completion of grading, excavation, and ground-disturbing activities on the site. Said report will document monitoring and archaeological efforts conducted by the archaeologist and San Manuel Band of Mission Indians within 60 days of completion of grading. This report shall document the impacts to the known resources on the property, describe how each mitigation measure was fulfilled, document the type of cultural resources recovered, and outline the treatment and disposition of such resources. All reports produced will be submitted to the County of San Bernardino, appropriate Information Center, and San Manuel Band of Mission Indians.</p>				

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<p><b>MM TCR-3: Procedures for Burials and Funerary Remains.</b> In accordance with California Health and Safety Code §7050.5, 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 within 24 hours of the discovery. The project lead/foreman shall designate an Environmentally Sensitive Area (ESA) physical demarcation/barrier 100 feet around the resource and no further excavation or disturbance of the site shall occur while the County Coroner makes his/her assessment regarding the nature of the remains. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission (NAHC) in Sacramento within 24 hours. In accordance with Public Resources Code §5097.98, the NAHC must immediately notify those persons it believes to be the most likely descendant (MLD) from the deceased Native American. The MLD shall complete their inspection within 48 hours of being granted access to the site. The designated Native American representative will then determine, in consultation with the property owner, the disposition of the human remains.</p> <p>Reburial of human remains and/or funerary objects (those artifacts associated with any human remains or funerary rites) shall be accomplished in compliance with the California Public Resources Code §5097.98 (a) and (b). The MLD in consultation with the landowner, shall make the final discretionary determination regarding the appropriate disposition and treatment of human remains and funerary objects. All parties are aware that the MLD may wish to rebury the human remains and associated funerary objects on or near the site of their discovery, in an area that shall not be subject to future subsurface disturbances. The applicant/developer/landowner should accommodate on-site reburial in a location mutually agreed upon by the Parties. It is understood by all Parties that unless otherwise required by law, the site of any reburial of Native American human remains or cultural artifacts shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The coroner, parties, and Lead Agencies will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code §6254 (r).</p>	<p>Project Applicant; Construction Contractor</p>	<p>During construction activity if human remains or funerary objects are encountered.</p>	<p>City of Grand Terrace Planning &amp; Development Services</p>	

