

**MITIGATION MONITORING AND REPORTING PROGRAM
ENVIRONMENTAL DOCUMENT REFERENCE NUMBER (SCH XXX)**

PROJECT NAME: 7394 Central Avenue Residential Project

PROJECT LOCATION: 7394 Central Avenue, Highland, San Bernardino County, California 92346

PROJECT DESCRIPTION: The Project proposes to demolish all on-site improvements, including the existing single family residential structure, and construct 79 new detached small lot homes on the 8.3-acre Project site, including a gated entrance, a common open space and recreation area, guest parking, and a detention/water quality basin.

LEAD AGENCY: City of Highland

CONTACT PERSON/ TELEPHONE NO.: Tiffany Martinez | (909) 864-6861 Ext. 210

APPLICANT: DSMG Investments, LLC

CONTACT PERSON/ TELEPHONE NO.: Matt Gibson | (949) 303-3359

No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
Air Quality						
PDF AQ-1	The project must follow the standard SCAQMD rules and requirements with regards to fugitive dust control, which include, but are not limited to the following: <ol style="list-style-type: none"> 1. All active construction areas shall be watered two (2) times daily. 2. Any visible dirt deposition on any public roadway shall be swept or washed at the site access points within 30 minutes. 	During Grading	Project Applicant/Project Contractor			

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	<ol style="list-style-type: none"> 3. Any on-site stockpiles of debris, dirt or other dusty material shall be covered or watered twice daily. 4. All operations on any unpaved surface shall be suspended if winds exceed 15 mph. 5. Access points shall be washed or swept daily. 6. Construction sites shall be sandbagged for erosion control. 7. Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 10 days or more). 8. Cover all trucks hauling dirt, sand, soil, or other loose materials, and maintain at least 2 feet of freeboard space in accordance with the requirements of California Vehicle Code (CVC) section 23114. 9. Use gravel aprons and track out grates at all truck exits. 10. Replace the ground cover of disturbed areas as quickly as possible. 					
PDF AQ-2	All diesel construction equipment should have Tier 4 low emission "clean diesel" engines (OEM or retrofit) that include diesel oxidation catalysts and diesel particulate filters that meet the latest CARB best available control technology.	During Grading	Project Applicant/Project Contractor			
PDF AQ-3	Construction equipment should be maintained in proper tune.	During Grading	Project Applicant/Project Contractor			

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PDF AQ-4	All construction vehicles should be prohibited from excessive idling. Excessive idling is defined as five (5) minutes or longer.	During Grading	Project Applicant/Project Contractor			
PDF AQ-5	Minimize the simultaneous operation of multiple construction equipment units, to the maximum extent feasible.	During Grading	Project Applicant/Project Contractor			
PDF AQ-6	The use of heavy construction equipment and earthmoving activity should be suspended during Air Alerts when the Air Quality Index reaches the "Unhealthy" level.	During Grading	Project Applicant/Project Contractor			
PDF AQ-7	Establish an electricity supply to the construction site and use electric powered equipment instead of diesel-powered equipment or generators, where feasible.	During Grading	Project Applicant/Project Contractor			
PDF AQ-8	Establish staging areas for the construction equipment that are as far from adjacent residential homes, as feasible.	During Grading	Project Applicant/Project Contractor			
PDF AQ-9	Use zero VOC and low VOC paints and solvents, where feasible.	Project Design	Project Applicant			
PDF AQ-10	<p>The project must comply with the mandatory requirements of the California Building Standards Code, Title 24, Part 6 (Energy Code) and Part 11 (CALGreen), including, but not limited to:</p> <ul style="list-style-type: none"> • Install low-flow fixtures and toilets, water-efficient irrigation systems, drought tolerant/native landscaping, and reduce the amount of turf. 	Project Design	Project Applicant			

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	<ul style="list-style-type: none"> Provide the necessary infrastructure to support electric vehicle charging. Provide solar installations/solar readiness zones per the prescribed Energy Design Ratings. 					
PDF AQ-11	Participate in the local waste management recycling and composting programs.	Project Design	Project Applicant			
Biological Resources						
PDF BIO-1	The Project must comply with City of Highland Municipal Code Section 16.64 for the removal of the two heritage trees, the blue elderberry and the chinaberry.	Prior to Grading/Ground disturbance	Project Applicant			
MM BIO-1	<p>Prior to ground disturbances that would impact potentially suitable nesting habitat for avian species, the project applicant shall adhere to the following: Vegetation removal activities shall be scheduled outside the nesting season (September 1 to February 14 for songbirds; September 1 to January 14 for raptors) to the extent feasible to avoid potential impacts to nesting birds and/or ground nesters.</p> <p>Any construction activities that occur during typical nesting season (February 15 to August 31 for songbirds; January 15 to August 31 for raptors) will require that all suitable habitat, on-site and within 300-feet surrounding the site (as feasible), be thoroughly surveyed for the presence of nesting birds by a qualified biologist before commencement ground disturbances. If active nests are identified, the biologist would establish buffers around the</p>	Prior to Grading/Ground disturbance	Project Biologist			

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	vegetation (500 feet for raptors and sensitive species, 200 feet for non-raptors/non-sensitive species). All work within these buffers would be halted until the nesting effort is finished (i.e. the juveniles are surviving independent from the nest). The onsite biologist would review and verify compliance with these nesting boundaries and would verify the nesting effort has finished. Work can resume within these areas when no other active nests are found. Alternatively, a qualified biologist may determine that construction can be permitted within the buffer areas and would develop a monitoring plan to prevent any impacts while the nest continues to be active (eggs, chicks, etc.). Upon completion of the survey and any follow-up construction avoidance management, a report shall be prepared and submitted to City for mitigation monitoring compliance record keeping.					
Cultural Resources						
MM CUL-1	Archaeological monitoring shall be conducted by a qualified archaeologist with at least three years' experience during ground disturbing activities in areas with the potential for cultural resources. In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) 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	During Grading	Project Applicant /Archeological Monitor/Native American Monitor			

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	period. Additionally, the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) and the Gabrieleño Band of Mission Indians - Kizh Nation shall be contacted, as detailed within MM TCR-1, regarding any pre-contact and/or historic-era finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.					
MM CUL-2	If significant pre-contact and/or historic-era cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to YSMN and Gabrieleño Band of Mission Indians - Kizh Nation for review and comment, as detailed within MM TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.	During Grading	Project Applicant /Archeological Monitor/Native American Monitor			
MM CUL-3	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 the applicable sections of the California Health and Safety Code and California Public Resources Code pertaining to the discovery of human remains shall be enforced for the duration of the Project.	During Grading	Project Applicant /Archeological Monitor/Native American Monitor			

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Geology and Soils						
MM GEO-1	The Project Applicant shall implement the recommendations contained in the Geotechnical Grading Plan Review Report for the Proposed Residential Development, 7394 Central Avenue, City of Highland, California, dated February 26, 2024, by LGC Geotechnical, Inc. (Appendix E) to reduce geologic hazards during implementation of the proposed Project. Included in the reports are site-specific recommendations involving such topics as, grading and earthwork, slope stability, retaining walls, seismic design, construction materials, geotechnical observation, and testing and plan reviews.	During Grading	Project Geologist/ Public Works Department			
MM GEO-2	Prior to the issuance of a grading permit, the Applicant shall prepare a final geotechnical report based on the final rough grading plans and the final geotechnical report shall incorporate all of the recommendations included in Geotechnical Grading Plan Review Report for the Proposed Residential Development, 7394 Central Avenue, City of Highland, California, dated February 26, 2024, by LGC Geotechnical, Inc. (Appendix E). The geotechnical reports included in Appendices D and E have established that the site is geotechnically suitable for development and a final geotechnical report is required to ensure all construction-level geotechnical recommendations and design parameters are included on the final rough grading plans.	Prior to Grading Permit	Project Geologist/ Public Works Department			

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MM PALEO-1	<p>Prior to the start of grading, the Applicant shall prepare, and the City shall approve, a Paleontological Resource Impact Mitigation Program (PRIMP). The PRIMP shall include methods for:</p> <ul style="list-style-type: none"> • Attendance by a qualified paleontologist at the preconstruction meeting to consult with the grading and excavation contractors. • On-site presence of a paleontological monitor to inspect for paleontological resources during the excavation of previously undisturbed deposits. • Salvage and recovery of paleontological resources by the qualified paleontologist or paleontological monitor. • Preparation (repair and cleaning), sorting, and cataloguing of recovered paleontological resources. • Donation of prepared fossils, field notes, photographs, and maps to a scientific institution (preferably the LACM) with permanent paleontological collections. • Completion of a final summary report that outlines the results of the mitigation program, to be submitted for approval by the City of Highland. 	Prior to Grading	Project Applicant/Cultural Consultant			
MM PALEO-2	A qualified paleontological monitor shall be present part-time to monitor grading of undisturbed alluvial fan deposits starting at a depth of five feet below the	Prior to Grading	Project Applicant/Cultural Consultant			

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	surface. A suggested part-time monitoring schedule may be three days per week during earth disturbance activities. Full-time monitoring may be implemented at the discretion of the project paleontologist based on actual conditions observed, such as finding a fossil deemed to be significant. The paleontological monitor shall have the authority to halt or redirect grading activities if paleontological resources are found on site.					
Hazards and Hazardous Materials						
MM HAZ-1	Prior to the demolition of existing structures, a survey for asbestos containing materials (ACM), lead based paint (LBP), and polychlorinated biphenyl (PCBs) shall be conducted, and any such materials shall be removed and disposed of properly by qualified certified technicians in accordance with State regulations.	Prior to Demolition of Buildings	Project Applicant/ City Public Work			
Noise						
PDF NOI-1	All HVAC equipment should be fully shielded behind noise barrier walls from the line of sight of adjacent properties.	During final design	Project Applicant			
PDF NOI -2	A six (6) foot high concrete masonry unit (CMU) block wall will be installed along the project frontage on Central Avenue. The proposed block wall will help shield the habitable backyard exterior areas of homes fronting Central Avenue.	During final design	Project Applicant			
PDF NOI -3	The project should incorporate building construction techniques and insulation that is consistent with	During final design	Project Applicant			

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	California Title 24 Building Standards to achieve the minimum interior noise standard of 45 dBA CNEL for all residential units.					
PDF NOI -4	A "windows closed" condition with upgraded windows and sliding glass doors should be provided for all residential units facing Central Avenue and Base Line Street in order to meet the interior noise standard. To accommodate windows closed conditions, all units facing the adjacent roadways shall be equipped with mechanical fresh air ventilation. See Section 6.1.2, Table 15, for details regarding window STC requirements.	During final design	Project Applicant			
PDF NOI -5	For proper acoustical performance, all exterior windows, doors, and sliding glass doors should have a positive seal and leaks/cracks must be kept to a minimum. Attic vents and opening should be oriented away from the adjacent roadways.	During final design	Project Applicant			
PDF NOI -6	The project should comply with City of Highland Municipal Code requirements, and all construction will take pursuant to a valid written agreement with the City or applicable political subdivisions, which agreement provides for noise mitigation measures including the limitation of construction hours between 7:00 am and 7:00 pm.	During Construction	Project Applicant/Project Contractor			
PDF NOI -7	Provide public notifications and signage in readily visible locations along the perimeter of construction sites that indicate the dates and duration of construction activities, as well as provide a telephone number where neighbors can enquire about the construction process and register complaints to a	During Construction	Project Applicant/Project Contractor			

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	designated construction noise disturbance coordinator.					
PDF NOI -8	All construction equipment should be equipped with mufflers and other suitable noise attenuation devices (e.g., engine shields).	During Construction	Project Applicant/Project Contractor			
PDF NOI -9	Establish an electric connection to the site to avoid the use of diesel- and gas-powered generators, to the extent feasible.	During Construction	Project Applicant/Project Contractor			
PDF NOI -10	Locate staging area, generators, and stationary construction equipment as far from the adjacent residential homes as feasible.	During Construction	Project Applicant/Project Contractor			
PDF NOI -11	Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, should be turned off when not in use for more than 5 minutes.	During Construction	Project Applicant/Project Contractor			
Transportation/Traffic						
MM TRANS-1	Final Design of the Project entry call box island shall accommodate a turn-around sufficient for delivery trucks and sufficient queuing of two (2) vehicles outside of the Central Avenue right-of-way.	Final Design	Project Applicant/Traffic Consultant/City			
Tribal Cultural Resources						
MM TRC-1	The Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) and Gabrieleño Band of Mission Indians - Kizh Nation shall be contacted, as detailed in MM CUL-1, of any pre-contact and/or historic-era cultural resources discovered during project implementation, and be provided information	Prior to Grading Permit	Project Applicant/Project Archaeologist/ Native American Monitor			

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	regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with YSMN and Gabrieleño Band of Mission Indians - Kizh Nation, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents YSMN or Gabrieleño Band of Mission Indians - Kizh Nation for the remainder of the project, should YSMN or Gabrieleño Band of Mission Indians - Kizh Nation elect to place a monitor on-site.					
MM TRC-2	The Project Applicant shall retain one Native American Monitor from or approved by the Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN) or the Gabrieleño Band of Mission Indians - Kizh Nation ("Consulting Tribes"). The monitor shall be retained prior to the commencement of any "ground-disturbing activity" for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). "Ground-disturbing activity" shall include, but is not limited to, tree/shrub removal and planting, clearing/grubbing, demolition, pavement removal, potholing, auguring, boring, grading, excavation, drilling, trenching, compaction, fence/gate removal and installation, drainage and	During Grading	Project Applicant/ City/ Native American Monitor			

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	irrigation removal and installation, hardscape installation [benches, signage, boulders, walls, seat walls, fountains, etc.], and archaeological work. Due to the heightened cultural sensitivity of the proposed project area, a tribal monitor from the Consulting Tribe(s) and archaeologist with at least 3 years of regional experience in archaeology shall be present for all ground-disturbing activities.					
MM TRC-3	A copy of the executed monitoring agreement shall be submitted to the Lead Agency prior to the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.	Prior to Grading Permit	Project Applicant/ Project Archaeologist/ Native American Monitor			
MM TRC-4	A Cultural Resources Monitoring and Treatment Plan (CRMTP) that is reflective of the project mitigation ("Cultural Resources" and "Tribal Cultural Resources") shall be completed by the archaeological principal investigator (PI) and submitted to the Lead Agency for dissemination to the Consulting Tribes. 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. All findings will be subject to the protocol detailed within the CRMTP.	Prior to Grading Permit	Project Applicant/ Project Archaeologist/ Native American Monitor			
MM TRC-5	The PI may submit a detailed letter to the Lead Agency, Consulting Tribes, and Project Applicant during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous	During Construction	Project Applicant/ Project Archaeologist/ Native American Monitor			

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	grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.					
MM TRC-6	The Tribal Monitor shall complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or "TCR"), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of tribal monitoring logs shall be provided to the project applicant/lead agency upon written request to the Tribe.	During Construction	Project Applicant/ Project Archaeologist/ Native American Monitor			
MM TRC-7	In the event of an archaeological discovery, either historic or pre-contact, the archaeological or tribal monitor shall have the authority to halt all ground-disturbing activities that occur within the proposed project area and direct the contractor to temporarily divert all soil-disturbing activities in the area of discovery around a buffer of 50 feet if historical (i.e., 1950s) or 60 feet around the resource(s) if the discovery is pre-contact or historical from the mid to late 19th century. An Environmentally Sensitive Area	During Construction	Project Applicant/ Project Archaeologist/ Native American Monitor			

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	<p>(ESA) physical demarcation/barrier shall be constructed at the edge of the buffer. The archaeological or tribal monitor shall and immediately notify the Consulting Tribes, the Lead Agency, Project Applicant, and the PI (unless the monitor is the PI) of the discovery. Should the discovery be determined to be a potentially significant resource, the PI shall develop a research design that shall include a plan to evaluate the resource for significance under CEQA criteria. Representatives from the Consulting Tribes, the PI, the Lead Agency, and Project Applicant 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.</p> <ol style="list-style-type: none"> 1. The PI shall immediately notify the Lead Agency, Consulting Tribes, and Project Applicant to discuss the significance determination and shall also submit a letter indicating whether additional mitigation is required. 2. If the resource is historically significant (i.e., from the 1900 and older), the PI shall submit 					

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	<p>an Archaeological Data Recovery Program (ADRP) and obtain written approval from the Lead Agency, with input from the Consulting Tribes and Project Applicant to implement that program. Impacts to significant resources must be mitigated before ground-disturbing activities in the area of discovery will be allowed to resume.</p> <p>a) The PI shall be responsible for ensuring that all cultural remains collected are cleaned and cataloged.</p> <p>b) The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.</p> <p>c) Pre-contact or the mid to late 19th century historical resource will be collected, cataloged, and analyzed in the field and stored securely on-site in a CONEX box or a secure office trailer for future reburial on the project site upon completion of the project.</p> <p>d) The cost for curation is the responsibility of the property owner.</p> <p>e) It is the preference of the Consulting Tribes that removed cultural material be reburied as close to the original find location as possible. However, should reburial within/near the</p>					

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	<p>original find location during project implementation not be feasible, then a reburial location for future reburial shall be decided upon by the Consulting Tribes, the Project Applicant, 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, the Consulting Tribes, and the Project Applicant. All reburials are subject to a reburial agreement that shall be developed between the Project Applicant and the Consulting Tribes outlining the determined reburial process/location and shall include measures and provisions to protect the reburial area from any future impacts.</p> <p>f) 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 the Consulting Tribes to identify an American Association of</p>					

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	<p>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 appropriately qualified repository shall be developed between the landowner and museum that legally and physically transfers the collections and associated records to the facility. This agreement shall stipulate the payment of fees necessary for permanent curation of the collections and associated records and the obligation of the Project developer/applicant to pay for those fees.</p> <p>g) 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, Project Applicant, and the Consulting Tribes for review and comment. After approval from the Lead Agency, the final reports and site/isolate records are to be submitted to the local CHRIS Information Center, the Lead Agency, Project Applicant, and the Consulting Tribes.</p> <p>h) The PI shall submit the approved final monitoring report to the Lead Agency, Project Applicant, and the Consulting Tribes.</p>					

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	3. If the historical resource (i.e., from the 1900 and older) is not significant, the PI shall submit a letter to the Lead Agency and the Consulting Tribes, indicating that artifacts will be collected, cataloged, and analyzed in the field and stored securely on-site in a CONEX box or a secure office trailer for future reburial on the project site upon completion of the project. The letter shall also indicate that that no further work is required.					
MM TRC-8	On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Consulting Tribes and Lead Agency from a designated point of contact for the Project Applicant that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Consulting Tribes to the Project Applicant or Lead Agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Consulting Tribe's TCRs.	Post Construction Construction	Project Applicant/ Project Archaeologist/ Native American Monitor			
MM TRC-9	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	During Grading	Project Applicant/ Project Archaeologist/			

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	the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and the applicable sections of the California Health and Safety Code and California Public Resources Code pertaining to the discovery of human remains shall be enforced for the duration of the Project.		Native American Monitor			