

## **Mitigation Measures:**

**Mitigation Measure BIO-1:** *If start of construction occurs between February 1 and August 31, then a qualified biologist shall conduct a breeding bird survey no more than three days prior to the start of construction to determine if nesting is occurring. This survey can be conducted as part of the burrowing owl surveys. If occupied nests are found, they shall not be disturbed unless the qualified biologist verifies through non-invasive methods that either (a) the adult birds have not begun egg-laying and incubation; or (b) the juveniles from the occupied nests are capable of independent survival. If the biologist is not able to verify one of the above conditions, then no disturbance shall occur within a distance specified by the qualified biologist for each nest or nesting site. The qualified biologist shall determine the appropriate distance in consultation with the California Department of Fish and Wildlife and the U.S. Fish and Wildlife Service.*

**Mitigation Measure BIO-2:** *The Project Proponent shall consult with the CDFW to determine whether the identified drainages in the northeastern corner of the property meet the definition of State jurisdictional waters and whether a Streambed Alteration Agreement is required.*

**Mitigation Measure CR-1:** *If cultural resources are identified during ground-disturbing activities, the Project Proponent shall initiate an archaeological monitoring program that includes the presence of a professional archaeological consultant and a Native American representative culturally associated with the area. If required, the archaeological monitoring program shall be conducted in a manner consistent with current professional policies and guidelines.*

**Mitigation Measure CR-2:** *If there is any evidence of human remains (or possible human remains), the County Coroner must be notified within 24 hours and permitted to assess the find in situ. If the remains are deemed Native American in origin, the Coroner will notify the Native American Heritage Commission, in accordance with California Public Resources Code Section § 5097.98, and the Most Likely Descendant (MLD) will be identified. Consultation between the project applicant, County, MLD, and consulting archaeologist will determine the disposition of the remains.*

*All discovered human remains shall be treated with respect and dignity. California state law (California Health & Safety Code § 7050.5) and federal law and regulations ([Archaeological Resources Protection Act (ARPA) 16 USC 470 & 43 CFR 7], [Native American Graves Protection & Repatriation Act (NAGPRA) 25 USC 3001 & 43 CFR 10] and [Public Lands, Interior 43 CFR 8365.1-7]) require a defined protocol if human remains are discovered in the State of California regardless if the remains are modern or archaeological.*

**Mitigation Measure GEO-1:** *If encountered, all identified and/or recovered paleontological/fossil specimens must be professionally researched, analyzed, reported, and curated in accordance with the San Bernardino County Museum policies and guidelines.*

## **Mitigation Measure N-1:**

- *All exterior doors shall be well weather-stripped and have minimum STC ratings of 25. Well-sealed perimeter gaps around the doors are essential to achieve the optimal STC rating.*
- *All windows shall be well fitted, well weather-stripped assemblies and shall have a minimum, standard sound transmission class (STC) ratings of 27 for the Project building.*
- *At any penetrations of exterior walls by pipes, ducts, or conduits, the space between the wall and pipes, ducts, or conduits shall be caulked or filled with mortar to form an airtight seal.*

**Mitigation Measure TRAN-1:** *Driveway #2 shall be restricted to right-in-right-out access only with the appropriate signs and markings and Driveway #1 shall be allowed full access. The proposed driveways shall intersect the highway at right angles (90 degrees) to optimize corner sight distance and the ability of motorists to judge the relative positions and speed of approaching traffic.*

**Mitigation Measure TRAN-2:** *Avoid undesirable Geometric Features including inadequate approach site distance, inadequate corner sight distance, steep grades, offset intersections, presence of curves within intersections (unless at roundabouts).*