

**Mitigation Monitoring Reporting Program  
for  
Redlands Crossing Center  
City of Redlands, San Bernardino County, California  
Prepared for:**



**City of Redlands**  
35 Cajon Street  
Redlands, California 92373

Contact: Robert D. Dalquest, AICP, Assistant Development Services Director

Prepared by:

**Michael Brandman Associates**  
621 E. Carnegie Drive, Suite 100  
San Bernardino, CA 92408  
909.884.2255

Contact: Bob Prasse, Branch Manager



June 5, 2012

**Table 1: Redlands Crossing Center Project Mitigation Monitoring and Reporting Program**

EIR Section	Mitigation Measure	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
					Date	Initials
<b>Section 3.1 Aesthetics</b>	<b>MM AES-4:</b> Prior to issuance of building permits, the Project applicant shall submit a photometric plan to the City of Redlands for review and approval. The photometric plan shall identify types of lighting fixtures and their locations on the Project site. All light fixtures shall be shielded, recessed, or directed downward to prevent unwanted illumination of neighboring properties.	Review and approval of photometric plan	Prior to issuance of building permits	City of Redlands Development Services Department		
<b>Section 3.3 Air Quality</b>	<b>MM AQ-1:</b> During construction, one of the following scenarios shall be applied: <ul style="list-style-type: none"> <li>• A maximum of 15,700 horsepower hours per day for the off-road equipment shall be used and the off-road equipment shall have Tier 2 engines or higher.</li> <li>• A maximum of 12,100 horsepower hours per day for the off-road equipment shall be used.</li> </ul>	Verify inclusion in Project specifications; site inspections	Prior to commencement of grading; and prior to commencement of building construction, as appropriate	City of Redlands Development Services Department		
	<b>MM AQ-2:</b> During construction, paving shall not occur during the building or grading phases. Paving can occur during architectural coating (painting).	Verify inclusion in Project specifications; site inspections	During site grading and construction	City of Redlands Development Services Department		
	<b>MM AQ-3:</b> Paint used during construction of the Project shall have a volatile organic compound content less than 125 grams per liter.	Verify inclusion in Project specifications; site inspections	During site grading and construction	City of Redlands Development Services Department		
	<b>MM AQ-4:</b> Electrical hookups shall be provided in all loading docks for transportation refrigeration units visiting the site.	Verify inclusion in project specifications (building plans), site inspection.	Prior to issuance of building permits. Prior to issuance of occupancy permits to verify that electrical hookups has been provided.	City of Redlands Development Services Department		

EIR Section	Mitigation Measure	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
					Date	Initials
	<b>MM AQ-5:</b> The City of Redlands shall improve traffic flow by signal synchronization along San Bernardino Avenue, Tennessee Street, and Pennsylvania Avenue.	Verify synchronization along San Bernardino Avenue, Tennessee Street, and Pennsylvania Avenue.	Prior to issuance of building permits. Prior to issuance of occupancy permits to verify that synchronization along San Bernardino Avenue, Tennessee Street, and Pennsylvania Avenue.	City of Redlands Public Works Department		
	<b>MM AQ-6:</b> All dock and delivery areas shall be posted with signs informing truck drivers of the California Air Resources Board regulations including the following: a) Truck drivers shall turn off engines when not in use; b) All delivery trucks servicing the Project shall not idle for more than five minutes per truck trip per day; and c) Telephone numbers of the building facilities manager and the California Air Resources Board to report violations.	Verify inclusion in project specifications (building plans), site inspection.	Prior to issuance of building permits. Prior to issuance of occupancy permits to verify signs have been provided.	City of Redlands Development Services Department		
	<b>MM AQ-7:</b> The following measures shall be implemented to improve pedestrian access on and off site. a) The Project shall incorporate pedestrian pathways between onsite uses. Site design and building placement shall provide pedestrian connections between internal and external facilities. Physical barriers such as walls, berms, landscaping, merchandising, and slopes that impede bicycle or pedestrian circulation shall	Verify inclusion in project specifications (building plans), site inspection.	Prior to issuance of building permits. Prior to issuance of occupancy permits to verify pedestrian access on and off site have been provided.	City of Redlands Development Services Department		

EIR Section	Mitigation Measure	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
					Date	Initials
	<p>be eliminated. Sidewalks shall be a minimum of five feet wide.</p> <p>b) The Project shall ensure that there is safe pedestrian access to the developments located at Lugonia Avenue and Tennessee Street and Lugonia Avenue and Frontage Road. The pedestrian facilities shall be designed in accordance with City of Redlands regulations and shall be installed prior to opening of the Project.</p> <p>c) The Project shall ensure that there is safe pedestrian access on Tennessee Street between Pioneer Avenue and San Bernardino Avenue. The pedestrian facilities shall be designed in accordance with City of Redlands regulations and shall be installed prior to opening of the Project.</p>					
	<p><b>MM AQ-8:</b> Transportation Demand Management (TDM) Program: A TDM program shall be instituted for the Project or the buildings shall join an existing program located within a quarter mile radius from the Project site. The TDM program shall do the following:</p> <p>a) Publish ride-sharing information for ride sharing vehicles and provide a website or message board for coordinating rides.</p> <p>b) Ensure that appropriate bus route information is placed in each building and at the onsite bus stop.</p> <p>c) Advertise the TDM Program to the</p>	Review and approval of TDM Program	Prior to issuance of building permits	City of Redlands Development Services Department		

EIR Section	Mitigation Measure	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
					Date	Initials
	Project's employees. d) Identify a grace period for which employees who use public transportation can avoid disciplinary action for arriving late to work.					
	<b>MM AQ-9:</b> Bicycle parking shall be provided in safe and convenient locations throughout the Project, within 30 feet from all main entrances. Secure employee bicycle parking shall also be provided that is separate from public areas.	Verify inclusion in project specifications (building plans), site inspection.	Prior to issuance of building permits. Prior to issuance of occupancy permits to verify bicycle parking has been provided.	City of Redlands Development Services Department		
	<b>MM AQ-10:</b> In the Walmart building, there shall be at least one locker for each employee working during the peak day. A minimum of five percent of the lockers shall be at least 38 inches high by 12 inches wide by 15 inches deep and reserved for employees who bicycle to work. In addition, a minimum of one shower shall be provided onsite for employees who bicycle to work	Verify inclusion in project specifications (building plans), site inspection.	Prior to issuance of building permits. Prior to issuance of occupancy permits to verify lockers have been provided.	City of Redlands Development Services Department		
	<b>MM AQ-11:</b> Class II bicycle lanes and pedestrian sidewalks shall be provided on the new sections of roadway constructed or sides of any roadways that are widened as part of this Project.	Verify inclusion in project specifications (building plans), site inspection.	Prior to issuance of building permits. Prior to issuance of occupancy permits to verify Class II bicycle lanes and pedestrian sidewalks have been provided.	City of Redlands Public Works Department		

EIR Section	Mitigation Measure	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
					Date	Initials
	<p><b>MM AQ-12:</b> The Project shall have a Maintenance Plan for any detention basins, which includes a description of the routine and non-routine maintenance. The Plan shall include the following components:</p> <ul style="list-style-type: none"> <li>• Routine inspections, particularly after major rainfall events, to check for obstructions and damage and to remove debris/trash.</li> <li>• Vegetation management, including prohibiting the use of fertilizers and pesticides in and around the basins to minimize entry into downstream waters or the underwater basin.</li> <li>• Routine trash, debris, and litter removal.</li> <li>• Structural component check, to inspect the outlet structure, inlet, orifice, emergency spillway (if applicable) on a regular basis.</li> <li>• Non-routine maintenance such as bank erosion stabilization and ensuring that all surfaces of the basin are vegetated for proper infiltration of runoff.</li> <li>• Sediment removal once per year to ensure that the depth of the accumulated sediment is less than 25 percent of the original design depth. Sediment blocking inlets or outlets should be removed.</li> </ul>	Review and approval of Maintenance Plan for all detention basins, which includes a description of the routine and non-routine maintenance	Prior to issuance of building permits. Prior to issuance of occupancy permits	City of Redlands Development Services Department		
<b>Section 3.4 Biological Resources</b>	<p><b>MM BR-1a:</b> A protocol focus survey for BUOW shall be conducted pursuant to CDFG protocols and prior to grading activities to determine presence or absence. If owls are found, passive relocation (i.e., use of one-way doors to ensure owls have been evacuated and then collapse of burrows) shall be used to ensure that no</p>	Documentation in a protocol focus survey for BUOW report to determine presence or absence of BUOW.	Focus survey for BUOW shall be conducted pursuant to CDFG protocols and prior to grading activities.	City of Redlands Development Services Department		

EIR Section	Mitigation Measure	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
					Date	Initials
	owls are directly injured or killed during construction. Active relocation shall not be employed unless approved by the CDFG prior to grading, and if passive relocation has been determined not to be practical. Active relocation would entail capture of the owls, relocation off-site, construction of an artificial burrow, and fencing and feeding to habituate the owls to the new burrow.					
	<b>MM BR-1b:</b> Vegetation removal shall occur outside of the nesting bird season (February to August). If such avoidance is not feasible, the applicant shall have a qualified biologist survey for actively nesting birds within the nesting bird season. Any active nests identified shall have highly visible construction fencing installed not less than 100-feet (200-feet for birds of prey) of the active nests. Disturbance shall not occur within the buffer area until the biologist determines that the young have fledged.	Documentation in a preconstruction nesting bird survey report if referenced disturbance activities occur during the identified avian nesting season.	During vegetation removal, soil disturbance or any other construction related activity during the avian nesting season (February to August).	City of Redlands Development Services Department		
<b>Section 3.5 - Cultural Resources</b>	<b>MM CR-2a:</b> Cultural resource monitoring by a qualified Project Archaeologist and/or his representative in the field, an Archaeological Inspector, is required during construction-related earthmoving. The Inspector shall comply with the cultural mitigation-monitoring plan (CMMP) written and signed by the Project Archaeologist. The CMMP shall be based on excavation parameters associated with a rough grading plan the City will approve as part of the construction-permitting process	Verify inclusion in project specifications for cultural mitigation-monitoring plan (CMMP) written and signed by the Project Archaeologist.	During site construction-related earthmoving.	City of Redlands Development Services Department		

EIR Section	Mitigation Measure	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
					Date	Initials
	<p>and should, in addition to the qualities noted below, include certain archaeological performance standards specific to the required earthmoving methods. A pre-grade meeting shall occur between the Project Archaeologist, the grading contractor, and a City representative to discuss the details of the CMMP.</p> <p>The CMMP shall contain the following attributes, and if needed, additional attributes may be added at the request of the City:</p> <ul style="list-style-type: none"> <li>i) Archaeological monitoring is defined to include monitoring of all excavation activities of virgin earth encountered within the Project site once Project-related excavations occur at least three (3) feet below the modern ground surface.</li> <li>ii) On-site archaeological monitoring must be undertaken by the Project Archaeologist and/or a qualified archaeological inspector whose credentials shall be provided to the City of Redlands</li> <li>iii) The archaeological inspector shall perform monitoring duties safely and must avoid slowing the rough grading work if possible. The inspector shall keep a daily log of all activities and observations. Copies of the log shall be delivered at the end of each work week to the Applicant or his/her designated on-site representative.</li> </ul>					

EIR Section	Mitigation Measure	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
					Date	Initials
	<p>iv) It is not necessary for the archaeological inspector to observe cuts of earth than were turned during previous Project-related excavations, but the inspector must make certain that no virgin earth will be turned by the contractors before the end of a work day before discontinuing his/her work for the day.</p> <p>v) If cultural deposits are observed by the inspector, earthmoving shall be diverted temporarily around the find until the deposits have been thoroughly examined. The inspector will create a buffer zone of at least 20 feet around the furthest margins of the find with lathe and yellow tape. Earthmoving shall be allowed to proceed through the area of the find only after the Project Archaeologist determines and reports to the City that all potential isolated artifacts are recovered and/or the site has been mitigated to the extent necessary.</p> <p>vi) Any observed cultural resources made on or before about 1965 shall be identified and plotted following standard professional archaeological practice. Examination by an archaeological specialist shall be included where necessary, dependent upon the artifacts, features, or sites that are encountered. Resources that are isolated and/or considered not significant by the inspector will be plotted but need not be further</p>					

EIR Section	Mitigation Measure	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
					Date	Initials
	<p>analyzed or curated in a local museum.</p> <p>vii) If it is determined that the observed resources are part of previously recorded resource CA-SBR-7765H, CA-SBR-7766H or CA-SBR-7767H, work on the find can be discontinued</p> <p>viii) If the find is not a previously recorded resource, it is understood that the archaeological team will undertake significance determinations with the concurrence of the City. If it is found that a significance determination is required for an inadvertent find, the site shall be evaluated and recorded in accordance with requirements of California Code of Regulations §15064.5(f) thusly:</p> <p>a) If the resource is determined Not Significant, no additional mitigation measures, saves for recordation of the site onto DPR523 site forms, will be required. Construction-related earthmoving can resume in the area of the find.</p> <p>b) If the resource is determined to be Significant, it is assumed that the site cannot be avoided by construction and Phase III data recovery must be undertaken before construction-related earthmoving at the resource can continue.</p>					

EIR Section	Mitigation Measure	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
					Date	Initials
	<p>ix) Any resources removed from the Project site for curation in an appropriate facility shall be those resources considered Significant under CR-2a (viii) above. Resources recovered and examined, but not considered significant, shall be catalogued and reburied on the Project site where later Project-related disturbance is not anticipated.</p> <p>x) A final report of findings will be prepared by the Project Archaeologist for submission to the Proponent and the City. Reports associated with cultural resource finds shall be submitted to the EIC at the University of California-Riverside. The report will describe the history of the Project area, summarize field and laboratory methods used, if applicable, and include any testing or special analysis information conducted to support the resultant findings.</p> <p>xi) In the event that any potentially significant cultural remains are encountered by earthmoving when the monitor is not present, the earthmoving contractor will divert excavations around the find location and the Project Archaeologist shall called to the location immediately to recover the remains.</p>					

EIR Section	Mitigation Measure	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
					Date	Initials
	<p><b>MM CR-2b:</b> Once a depth of three (3) feet is reached by construction-related earthmoving, the potential for impacts to significant archaeological resources rises to a “moderate” level. Earthmoving of all “moderate” potential soils shall be inspected on a full-time basis, but the Project Archaeologist may, at his or her discretion, terminate monitoring if and only if no buried cultural resources have been detected after 50 percent of the qualifying ground has been moved during the grading process. If any buried cultural resources are detected by the Inspector, monitoring shall continue until 100 percent of the virgin earth on the Project site has been inspected.</p>	<p>Verify inclusion in grading plan notes, site inspection</p>	<p>Once a depth of three (3) feet is reached by construction-related earthmoving</p>	<p>City of Redlands Development Services Department</p>		
	<p><b>MM CR-2c:</b> Following CEQA Guidelines §15064.5 and the objectives, criteria and procedures required by PRC 21083.2, should any previously unidentified prehistoric or historic-era resources be found during monitoring, they shall be Phase II tested and evaluated for significance following performance standards found in the MMP (see MM CR-2a[i through x]) prior to allowing a continuance of grading in the area of the find. Should the Project Archaeologist determine that the finds are significant, and with the concurrence of the City, the finds shall be Phase III excavated before earthmoving is allowed to continue in the area.</p>	<p>Verify inclusion in grading plan notes, site inspection</p>	<p>During site grading</p>	<p>City of Redlands Development Services Department</p>		

EIR Section	Mitigation Measure	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
					Date	Initials
	<p><b>MM CR-3a:</b> Limited paleontological resource monitoring by a qualified Project Paleontologist and/or his representative in the field, a Paleontological Inspector, is required during construction-related earthmoving. The Paleontological Inspector shall comply with a paleontological resource impact mitigation plan (PRIMP) written and signed by the Project Paleontologist. The PRIMP shall be based on excavation parameters associated with a rough grading plan the City will approve as part of the construction-permitting process and should, in addition to the qualities noted below, include certain paleontological performance standards specific to the required earthmoving methods. A pre-grade meeting shall occur between the Project Paleontologist, the grading contractor, and a City representative to discuss the details of the PRIMP.</p> <p>The PRIMP shall contain the following attributes, and if needed, additional attributes may be added at the request of the City:</p> <ul style="list-style-type: none"> <li>i) Paleontological monitoring is defined to include monitoring of all excavation activities of virgin earth encountered within the Project site once Project-related excavations occur at least fifteen (15) feet below the modern ground surface.</li> <li>ii) If fossil remains are found, the Project Paleontologist must develop a storage agreement with a museum repository acceptable to the City to allow for the</li> </ul>	Verify inclusion in grading plan notes, site inspection	During site grading	City of Redlands Development Services Department		

EIR Section	Mitigation Measure	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
					Date	Initials
	<p>permanent storage and maintenance of any fossil remains recovered in the Project area as a result of the mitigation program, and for the archiving of associated specimen data and corresponding geologic and geographic site data.</p> <p>iii) Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; placed in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued. Associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains then will be accessioned into the museum repository fossil collection, where they will be permanently stored and maintained. The associated specimen and site data will be made available for future study by qualified investigators.</p> <p>iv) A final report of findings will be prepared by the Project Paleontologist for submission to the Proponent and the</p>					

EIR Section	Mitigation Measure	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
					Date	Initials
	<p>City. The report shall be submitted to the museum in which the fossil collection has been curated. The report will describe the finds, summarize field and laboratory methods used, if applicable, and include any testing or special analysis information conducted to support the resultant findings.</p> <p>v) In the event that any fossil remains are encountered by earthmoving when the monitor is not present, the earthmoving contractor will divert excavations around the fossil site and the Project Paleontologist shall be called to the location immediately to recover the remains.</p>					
	<p><b>MM CR-4a:</b> If human remains are uncovered under any circumstances, the County Coroner shall be notified. If the Coroner determines that the remains are of Native American origin, pursuant to Public Resource Code Section 5097.98, the Applicant shall halt work, and shall ensure that the immediate vicinity of the find is not further disturbed, and that notification of, and conferral with, likely decedents occurs immediately. Through coordination between the Coroner, Native American Heritage Commission, local Native American representatives, the archaeological consultants, and Applicant, the disposition of the remains will be determined. The cost of the recovery and disposition of the remains shall be the responsibility of the Applicant.</p>	Verify inclusion in grading plan notes, site inspection	During site grading	City of Redlands Development Services Department		

EIR Section	Mitigation Measure	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
					Date	Initials
<p><b>Section 3.6 Geology and Soils</b></p>	<p><b>MM GS-3a:</b> The developer shall implement the grading recommendations identified in the Geotechnical Report (KA 2005). Prior to the commencement of building construction, the applicant shall retain a qualified engineer to design foundations adequate to support the Project’s structures where necessary, based on the recommendations of the Geotechnical Report (KA 2005). Settlement analysis shall be performed once the structural design loads and foundation system geometry have been defined for each building. The total settlement due to foundation loads shall not exceed the 1-inch. The differential settlements shall be less than 1-inch between adjacent columns and perimeter walls to adjacent columns, and less than 1/2-inch in 40 feet along perimeter walls. Most of the settlement is expected to occur during construction as the loads are applied.</p>	<p>Verify inclusion of grading recommendations identified in the Geotechnical Report (KA 2005), site inspection</p>	<p>Prior to the commencement of building construction.</p>	<p>City of Redlands Public Works Department</p>		
<p><b>Section 3.7 Hazards and Hazardous Materials</b></p>	<p><b>MM HHM-1a:</b> If septic systems or domestic water wells are identified during excavation of the Project site, then the septic systems and domestic water wells shall be properly abandoned/closed or destroyed in accordance with Section 13.42.020, Permits, of the City of Redlands Municipal Code.</p> <p>Development of the Project will remove a historic source of potential hazmat contamination (i.e., agricultural uses). However, on-site excavation could release hazardous materials. Therefore, the</p>	<p>Verify inclusion in project specifications for grading plan notes, documentation indicating completion of abandonment</p>	<p>Prior to the commencement of grading</p>	<p>City of Redlands Public Works Department</p>		

EIR Section	Mitigation Measure	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
					Date	Initials
	following measures are recommended to reduce the potential risks during grading.					
	<b>MM HHM-1b:</b> If any hazardous materials or contamination is found during excavation, all work shall be halted in the affected area until a qualified hazmat consultant (i.e., Registered Environmental Assessor, Registered Geologist) makes a determination as to the scope and extent of the contamination. If contamination is limited, remediation of the site shall be conducted by a licensed contractor in accordance with State and local guidelines. Any soils removed from the site that have high levels of DDT or DDE shall be disposed of at a landfill or other facility licensed to accept such materials. If the scope of the contamination is considered extensive, the developer shall contact the State DTSC to determine the appropriate form of remediation, which may include the developer entering into a Voluntary Work Plan (VWP). The hazmat consultant shall file a final report to the City upon completion of remediation activities. This measure shall be implemented to the satisfaction of the Development Services Director or his designee.	Verify inclusion in project specifications for grading plan notes	Prior to issuance of building permits	City of Redlands Public Works Department		
	<b>MM HHM-1c:</b> Any removal of the soils from the entire site identified to contain elevated levels of DDT and DDE will require profiling and manifesting for disposal as potentially hazardous waste. If contamination is limited, remediation of the site shall be conducted by a licensed	Verify inclusion in project specifications for grading plan notes	Prior to issuance of building permits	City of Redlands Public Works Department		

EIR Section	Mitigation Measure	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
					Date	Initials
	contractor in accordance with State and local guidelines. If the scope of the contamination is considered extensive, the developer shall contact the State DTSC to determine the appropriate form of remediation, which may include the developer entering into a VWP. The hazmat consultant shall file a final report to the City upon completion of remediation activities. This measure shall be implemented to the satisfaction of the Development Services Director or his designee.					
<b>Section 3.8 Hydrology and Water Quality</b>	<b>MM HWQ-1a:</b> Prior to the issuance of grading permits for any portion or phase of the Project, the Project applicant shall submit an NOI to the State Water Board and shall also prepare a SWPPP, which shall be submitted to the Regional Water Board for approval and to the City for review. The SWPPP shall contain a site map(s), which shows the construction site perimeter, existing and proposed buildings, lots, roadways, storm water collection and discharge points, general topography both before and after construction, and drainage patterns across the Project. The SWPPP shall list BMPs the discharger will use to protect storm water runoff and the placement of those BMPs. Additionally, the SWPPP shall contain a visual monitoring program; a chemical monitoring program for “non-visible” pollutants to be implemented if there is a failure of BMPs. Once approved by the City, the applicant’s contractor shall be responsible, throughout	Verification of submittal of NOI to the State Water Board and shall also verification of the preparation and submittal of SWPPP with the Regional Water Board.	Prior to the issuance of grading permits for any portion or phase of the Project	City of Redlands Public Works Department		

EIR Section	Mitigation Measure	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
					Date	Initials
	the duration of the Project for installing, constructing, inspecting, and maintaining the control measures included in the SWPPP and Grading Plan.					
	<p><b>MM HWQ-1b:</b> Prior to building permit issuance for any portion or phase of the Project, the applicant shall receive City approval for the Final WQMP. Prior to final building inspection, the applicant shall be responsible for installing, constructing, inspecting all provisions of the final WQMP, and maintaining the control measures included in the Final WQMP. Operation and maintenance (O&amp;M) requirements for all Source Control, Site Design, and Treatment Control BMPs shall be identified within the WQMP. The WQMP shall include the following:</p> <p><i>O&amp;M Description and Schedule That Must:</i></p> <ul style="list-style-type: none"> <li>• List and identify each BMP that requires O&amp;M.</li> <li>• Provide a thorough description of O&amp;M activities (include the O&amp;M process, and the handling and placement of any wastes).</li> <li>• Include BMP start-up dates.</li> <li>• Provide a schedule of the frequency of O&amp;M for each BMP.</li> <li>• Inspection &amp; Monitoring Requirements That Must:                             <ul style="list-style-type: none"> <li>• Provide thorough descriptions of water quality monitoring (if locally required).</li> <li>• Provide self-inspections and record keeping requirements for BMPs (review local specific requirements regarding self-</li> </ul> </li> </ul>	Review and written approval of final WQMP. Verify inclusion in project specifications for provisions of the final WQMP	Prior to building permit issuance for any portion or phase of the Project	City of Redlands Public Works Department		

EIR Section	Mitigation Measure	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
					Date	Initials
	inspections and/or annual reporting), including identification of responsible parties for inspection and record keeping. <ul style="list-style-type: none"> <li>• Identification of Responsible Parties That Must:</li> <li>• Provide the party or parties that will be responsible for each BMP O&amp;M. For each responsible party, include the party's name, address, contact name and telephone number.</li> </ul>					
	<p><b>MM HWQ-2a:</b> Prior to issuance of building permits, the Project applicant shall submit landscaping plans to the City of Redlands for review and approval that identify and require the use of the following outdoor irrigation water conservation measures:</p> <ul style="list-style-type: none"> <li>• Drought resistant vegetation</li> <li>• Irrigation systems employing the following features:                             <ul style="list-style-type: none"> <li>- Drip irrigation</li> <li>- Low-precipitation-rate sprinklers</li> <li>- Bubbler/soaker systems</li> <li>- Programmable irrigation controllers with automatic rain shutoff sensors</li> <li>- Matched precipitation rate nozzles that maximize the uniformity of the water distribution characteristics of the irrigation system</li> <li>- Conservative sprinkler spacings that minimize overspray onto paved surfaces</li> <li>- Hydrozones that keep plants with similar water needs in the same irrigation zone</li> </ul> </li> <li>• Minimally or gently sloped landscaped areas to minimize runoff and maximize</li> </ul>	Review and written approval of landscaping plans for the use of recommended outdoor irrigation water conservation measures	Prior to issuance of building permits	City of Redlands Development Services Department		

EIR Section	Mitigation Measure	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
					Date	Initials
	infiltration <ul style="list-style-type: none"> <li>Organic topdressing mulch in non-turf areas to decrease evaporation and increase water retention</li> </ul>					
	<b>MM HWQ-2b:</b> Prior to issuance of building permits, the Project applicant shall submit building plans to the City of Redlands for review and approval that identify and require the use of the following indoor water conservation measures: <ul style="list-style-type: none"> <li>Low-flow or ultra-low-flow toilets and urinals;</li> <li>Faucet aerators or low-flow faucets in bathrooms; and</li> <li>Sensor-activated, low-flow faucets.</li> </ul>	Review and written approval of building plans for the use of recommended indoor water conservation measures	Prior to issuance of building permits	City of Redlands Development Services Department		
	<b>MM HWQ-2c:</b> Prior to issuance of the certificate of occupancy, the Project applicant shall install the “purple pipe” system (used to distinguish recycled water from potable water) within the landscaped areas, as approved by the City Engineer, for future use of recycled irrigation water from the Redlands Municipal Utilities and Engineering Department.	Verification and written approval of the installation of the “purple pipe” system within Project landscaped areas	Prior to issuance of the certificate of occupancy	City of Redlands City Engineer		

EIR Section	Mitigation Measure	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
					Date	Initials
Section 3.11 Noise	<p><b>MM N-1:</b> The Project applicant shall require construction contractors to adhere to the following noise attenuation requirements:</p> <ul style="list-style-type: none"> <li>• Construction activities shall be limited to the hours of 7:00 a.m. to 6:00 p.m., except Sundays and holidays. No construction shall be allowed on Sundays or holidays.</li> <li>• All construction equipment shall use noise-reduction features (e.g., mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer.</li> <li>• Construction staging and heavy equipment maintenance activities shall be performed a minimum distance of 300 feet from the nearby noise sensitive uses.</li> <li>• The existing berm along the eastern edge of the Project site shall be preserved and a minimum 10-foot high temporary noise barrier with a minimum STC 12 rating shall be placed along the length of the eastern property line that is adjacent to Karon Street. The temporary noise barrier shall be placed on the top of the existing berm. The temporary noise barrier shall be installed prior to the commencement of grading activities and shall not be removed until completion of building construction. A noise barrier with a minimum STC 12 rating could be obtained through the use of ½ inch or greater plywood/ oriented strand board (OSB), or from acoustically rated vinyl curtains.</li> </ul>	City approval of noise attenuation document, verify inclusion in project specifications, site inspection	Prior to the issuance of grading permits and during site grading and construction	City of Redlands Development Services Department		

EIR Section	Mitigation Measure	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
					Date	Initials
<p><b>Section 3.13 Public Services</b></p>	<p><b>MM PS-2:</b> Prior to issuance of the certificate of occupancy for each building, the Project applicant shall install the following applicable security measures and implement the following operational practices:</p> <ul style="list-style-type: none"> <li>• Install strategically placed emergency phones.</li> <li>• Provide sufficient, professionally trained loss prevention staff on-site.</li> <li>• Submit loss-prevention plan with staffing levels on-site to the Redlands Police Department for review and approval.</li> <li>• Install security devices and alarms in the Walmart pharmacy.</li> <li>• Ensure that the site layout for the parking lot areas are properly designed to provide maximum safety and security through adequate lighting, and ingress and egress.</li> <li>• Installation of a high-quality resolution video surveillance cameras throughout the interior and parking lot areas.</li> <li>• Provide 24-hour staffed roving security patrols throughout the parking lot areas and rear of building. If applicant intends to use an outside private security company, the firm must be from the approved list provided by the Police Department or the firm must be approved by the Police Department.</li> <li>• Provide Redlands Police Department with access to live and historical surveillance video for investigations, responses to issues, and prosecution of suspects. Surveillance cameras should be of sufficient quality to ensure identification</li> </ul>	<p>Site inspection and verification of the installation recommended security measures and operational practices</p>	<p>Prior to issuance of the certificate of occupancy for each building</p>	<p>City of Redlands Development Services Department and City of Redlands Police Department</p>		

EIR Section	Mitigation Measure	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
					Date	Initials
	of suspects. • Prohibit the private sales of vehicles in the parking lot areas.					
<b>Section 3.15 Transportation and Traffic</b>	Direct Project Impacts The following mitigation measures reduce the Project’s direct impacts to below a level of significance. These measures shall be implemented and improvements constructed prior to the issuance of occupancy permits. <b>MM TRANS-1a:</b> Alabama Street/I-10 Westbound Ramps (#9) - The addition of Project traffic would result in unacceptable levels of service during the Saturday peak hour as compared to existing (2010) conditions. • Southbound Approach: Stripe for a southbound right turn lane.	Verify inclusion in project specification (street improvement plans), site inspection of improvements.	Prior to occupancy of the proposed project.	City of Redlands Public Works Department		
	<b>MM TRANS-1b:</b> SR-210 Eastbound Ramps/San Bernardino Avenue (#12) - The addition of Project traffic would result in unacceptable levels of service during the PM and Saturday peak hours as compared to existing (2010) conditions. • Southbound Approach: Re-stripe the number 1 through lane to provide a 2nd left turn lane. • Eastbound Approach: Re-stripe the right turn lane to provide a shared through-right turn lane (with a minimum of 550-foot of storage).	Verify inclusion in project specification (street improvement plans), site inspection of improvements.	Prior to occupancy of the proposed project.	City of Redlands Public Works Department		

EIR Section	Mitigation Measure	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
					Date	Initials
	<p><b>MM TRANS-1c :</b> SR-210 Westbound Ramps/San Bernardino Avenue (#14) - The addition of Project traffic would result in unacceptable levels of service during the PM and Saturday peak hours as compared to existing (2010) conditions.</p> <ul style="list-style-type: none"> <li>• Northbound Approach: Widen to provide a dedicated right turn lane.</li> <li>• Eastbound Approach: Re-stripe to provide a 2nd through lane.</li> <li>• Westbound Approach: Construct a 2nd through lane and a dedicated right turn lane with a minimum of 150-feet of storage.</li> </ul>	Verify inclusion in project specification (grading and street improvement plans), site inspection of improvements.	Prior to occupancy of the proposed project.	City of Redlands Public Works Department		
	<p><b>MM TRANS-1d:</b> Church Street/San Bernardino Avenue (#40) - The addition of Project traffic would result in unacceptable levels of service during the PM and Saturday peak hours as compared to existing (2010) conditions.</p> <ul style="list-style-type: none"> <li>• Install a traffic signal.</li> </ul>	Verify inclusion in project specification (street improvement plans), site inspection of improvements.	Prior to occupancy of the proposed project.	City of Redlands Public Works Department		
	<p><b>MM TRANS-1e:</b> Church Street/Lugonia Avenue (#41) - The addition of Project traffic would result in unacceptable levels of service during the PM peak hour as compared to existing (2010) conditions.</p> <ul style="list-style-type: none"> <li>• Northbound Approach: Re-stripe to provide a left turn lane and a shared through-right turn lane.</li> <li>• Southbound Approach: Re-stripe to provide a left turn lane and a shared through-right turn lane.</li> </ul>	Verify inclusion in project specification (grading and street improvement plans), site inspection of improvements.	Prior to occupancy of the proposed project.	City of Redlands Public Works Department		

EIR Section	Mitigation Measure	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
					Date	Initials
	<p><i>Cumulative Impacts</i></p> <p>The applicant will be required to provide payment for their fair share of the improvements identified under Mitigation TRANS-2 as described below. Fair share improvements are typically satisfied through the payment of fees for improvements included in an established fee program, a financial contribution based on estimated costs of improvements as assigned by the approving jurisdiction, specific improvements that are significantly triggered by the Project or a combination of these strategies. Several of the facilities forecasted to be impacted under cumulative conditions would be funded by the City of Redlands Development Impact Fee (DIF) Program, while many of them are not included in the DIF. Table 3.15-22 outlines which improvements are in the DIF, those improvements that are not included, and also provides a fair share percent calculation for the Project. However, cumulative impacts will remain significant and unavoidable due to the uncertain timing of the completion of improvements.</p> <p><b>MM TRANS-2:</b> The applicant shall participate in the funding of off-site improvements, including traffic signals that are needed, as identified in Mitigation Measures 2a through 2t to serve cumulative traffic conditions through the payment of City of Redlands Development Impact Fees (DIF) or through a fair share contribution, or combination of both, as directed by the City.</p>	Payment of Fair Share or completion of improvements.	Prior to issuance of final certificate occupancy permit	City of Redlands Public Works Department		

EIR Section	Mitigation Measure	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
					Date	Initials
	<p><b>MM TRANS-2a:</b> California Street/I-10 Westbound Ramps (#3)</p> <p>This intersection can be mitigated by providing the following geometric improvement:</p> <ul style="list-style-type: none"> <li>Westbound Approach: Widen to provide a left turn lane.</li> </ul>	Payment of Fair Share or completion of improvements.	Prior to issuance of final certificate occupancy permit	City of Redlands Public Works Department		
	<p><b>MM TRANS-2b:</b> California Street/Redlands Boulevard (#5)</p> <p>This intersection can be mitigated by implementing protected left turn phasing on all approaches in conjunction with the following geometric improvement:</p> <ul style="list-style-type: none"> <li>Northbound Approach: Widen to provide a left turn lane.</li> </ul> <p>Striping shall be provided within the intersection for the eastbound and westbound left turning vehicles due to the off-set nature of the intersection.</p>	Payment of Fair Share or completion of improvements.	Prior to issuance of final certificate occupancy permit	City of Redlands Public Works Department		
	<p><b>MM TRANS-2c:</b> Alabama Street/San Bernardino Avenue (#7)</p> <p>This intersection can be mitigated by providing the following geometric improvements:</p> <ul style="list-style-type: none"> <li>Northbound Approach: Re-stripe to provide a dedicated northbound right turn lane with overlap phasing.</li> <li>Westbound Approach: Widen to provide a 2nd left turn lane.</li> </ul>	<p>Payment of Fair Share or completion of improvements.</p> <p>These improvements are located in San Bernardino County and fair share payment would be made to City then forwarded as appropriate to the County.</p>	Prior to issuance of final certificate occupancy permit	City of Redlands Public Works Department		

EIR Section	Mitigation Measure	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
					Date	Initials
	<p><b>MM TRANS-2d:</b> Alabama Street/Lugonia Avenue (#8)</p> <p>This intersection can be mitigated by providing the following geometric improvements:</p> <ul style="list-style-type: none"> <li>• Northbound Approach: Widen to provide a 2nd left turn lane, 3rd through lane and a right turn lane with overlap phasing.</li> <li>• Southbound Approach: Widen to provide a 2nd left turn lane.</li> <li>• Eastbound Approach: Widen to provide a 2nd left turn lane and right turn lane with overlap phasing.</li> <li>• Westbound Approach: Widen to provide a 2nd left turn lane.</li> </ul>	<p>Payment of Fair Share or completion of improvements.</p> <p>These improvements are partially located in San Bernardino County and fair share payment would be made to City then forwarded as appropriate to the County.</p>	<p>Prior to issuance of final certificate occupancy permit</p>	<p>City of Redlands Public Works Department</p>		
	<p><b>MM TRANS-2e:</b> Alabama Street/I-10 Westbound Ramps (#9)</p> <p>This intersection can be mitigated by providing the following geometric improvements:</p> <ul style="list-style-type: none"> <li>• Northbound Approach: Widen to provide a 2nd left turn lane and a 3rd through lane.</li> <li>• Southbound Approach: Widen to provide a 3rd through lane and a right turn lane.</li> </ul>	<p>Payment of Fair Share or completion of improvements.</p>	<p>Prior to issuance of final certificate occupancy permit</p>	<p>City of Redlands Public Works Department</p>		
	<p><b>MM TRANS-2f:</b> Alabama Street/I-10 Eastbound Ramps (#10)</p> <p>This intersection can be mitigated by providing the following geometric improvements:</p> <ul style="list-style-type: none"> <li>• Northbound Approach: Widen to provide a 3rd through lane and a right turn lane.</li> <li>• Southbound Approach: Widen to provide a 2nd left turn lane and a 3rd through lane.</li> </ul>	<p>Payment of Fair Share or completion of improvements.</p>	<p>Prior to issuance of final certificate occupancy permit</p>	<p>City of Redlands Public Works Department</p>		

EIR Section	Mitigation Measure	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
					Date	Initials
	<ul style="list-style-type: none"> <li>Eastbound Approach: Widen to provide a dedicated right turn lane.</li> </ul>					
	<p><b>MM TRANS-2g : Alabama Street/Redlands Boulevard (#11)</b></p> <p>This intersection can be mitigated by protecting the northbound and southbound approach left turn movements and providing the following geometric improvements:</p> <ul style="list-style-type: none"> <li>Northbound Approach: Widen to provide a 2nd left turn lane and a 3rd through lane.</li> <li>Southbound Approach: Widen to provide a 2nd left turn lane and a right turn lane.</li> <li>Eastbound Approach: Widen to provide a 2nd left turn lane and a 3rd through lane.</li> <li>Westbound Approach: Widen to provide a 2nd left turn lane.</li> </ul>	<p>Payment of Fair Share or completion of improvements.</p>	<p>Prior to issuance of final certificate occupancy permit</p>	<p>City of Redlands Public Works Department</p>		
	<p><b>MM TRANS-2h: SR-210 Eastbound Ramps/San Bernardino Avenue (#12)</b></p> <p>This intersection can be mitigated by providing the following geometric improvements:</p> <ul style="list-style-type: none"> <li>Northbound Approach: Re-stripe to provide a dedicated right turn lane with overlap phasing.</li> <li>Southbound Approach: Widen to provide a 2nd left turn lane and a right turn lane.</li> <li>Eastbound Approach: Widen to provide a 2nd left turn lane and 2nd and 3rd through lanes.</li> <li>Westbound Approach: Widen to provide a 2nd left turn lane, 2nd and 3rd through lanes and a 2nd right turn lane.</li> </ul>	<p>Payment of Fair Share or completion of improvements.</p> <p>These improvements are partially located in San Bernardino County and fair share payment would be made to City then forwarded as appropriate to the County.</p>	<p>Prior to issuance of final certificate occupancy permit</p>	<p>City of Redlands Public Works Department</p>		

EIR Section	Mitigation Measure	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
					Date	Initials
	<p><b>MM TRANS-2i</b> : SR-210 Westbound Ramps/San Bernardino Avenue (#14)</p> <p>This intersection can be mitigated by providing the following geometric improvements:</p> <ul style="list-style-type: none"> <li>• Northbound Approach: Widen to provide a dedicated right turn lane.</li> <li>• Southbound Approach: Widen to provide a 2nd left turn lane and 2nd through lane.</li> <li>• Eastbound Approach: Widen to provide 2nd and 3rd through lanes.</li> <li>• Westbound Approach: Widen to provide a 2nd and 3rd through lanes.</li> </ul>	Payment of Fair Share or completion of improvements.	Prior to issuance of final certificate occupancy permit	City of Redlands Public Works Department		
	<p><b>MM TRANS-2j</b>: Tennessee Street/Lugonia Avenue (#17)</p> <p>This intersection can be mitigated by providing the following geometric improvements:</p> <ul style="list-style-type: none"> <li>• Northbound Approach: Widen to provide a 2nd left turn lane and a 2nd through lane.</li> <li>• Southbound Approach: Widen to provide a 2nd through lane.</li> <li>• Eastbound Approach: Implement overlap phasing on the right turn lane.</li> </ul>	Payment of Fair Share or completion of improvements.	Prior to issuance of final certificate occupancy permit	City of Redlands Public Works Department		
	<p><b>MM TRANS-2k</b>: Tennessee Street/I-10 Eastbound Ramps (#19)</p> <p>This intersection can be mitigated by providing the following geometric improvements:</p> <ul style="list-style-type: none"> <li>• Northbound Approach: Widen to provide a right turn lane.</li> <li>• Eastbound Approach: Widen to provide a right turn lane.</li> </ul>	Payment of Fair Share or completion of improvements.	Prior to issuance of final certificate occupancy permit	City of Redlands Public Works Department		

EIR Section	Mitigation Measure	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
					Date	Initials
	<p><b>MM TRANS-2i:</b> Tennessee Street/Colton Avenue (#20)</p> <p>This intersection can be mitigated by providing the following geometric improvements:</p> <ul style="list-style-type: none"> <li>• Southbound Approach: Widen to provide a 2nd left turn lane.</li> <li>• Westbound Approach: Widen to provide a right turn lane.</li> </ul>	Payment of Fair Share or completion of improvements.	Prior to issuance of final certificate occupancy permit	City of Redlands Public Works Department		
	<p><b>MM TRANS-2m:</b> Tennessee Street/Redlands Boulevard (#21)</p> <p>This intersection can be mitigated by protecting the north and south left turn movements and providing the following geometric improvements:</p> <ul style="list-style-type: none"> <li>• Northbound Approach: Widen to provide a left turn lane.</li> <li>• Southbound Approach: Widen to provide a left turn lane.</li> </ul>	Payment of Fair Share or completion of improvements.	Prior to issuance of final certificate occupancy permit	City of Redlands Public Works Department		
	<p><b>MM TRANS-2n:</b> New York Street/Lugonia Avenue (#27)</p> <p>This intersection can be mitigated by providing the following geometric improvement:</p> <ul style="list-style-type: none"> <li>• Westbound Approach: Widen to provide a 2nd through lane.</li> </ul>	Payment of Fair Share or completion of improvements.	Prior to issuance of final certificate occupancy permit	City of Redlands Public Works Department		
	<p><b>MM TRANS-2o:</b> Texas Street/Brockton Avenue (#31)</p> <p>This intersection can be mitigated by installing a traffic signal and providing the following geometric improvements:</p> <ul style="list-style-type: none"> <li>• Northbound Approach: Widen to provide a left turn lane.</li> </ul>	Payment of Fair Share or completion of improvements.	Prior to issuance of final certificate occupancy permit	City of Redlands Public Works Department		

EIR Section	Mitigation Measure	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
					Date	Initials
	<ul style="list-style-type: none"> <li>• Southbound Approach: Widen to provide a left turn lane.</li> </ul>					
	<p><b>MM TRANS-2p:</b> Orange Street/Pioneer Avenue (#35)</p> <p>This intersection can be mitigated by installing a traffic signal. No other lane geometric improvements are needed.</p>	Payment of Fair Share or completion of improvements.	Prior to issuance of final certificate occupancy permit	City of Redlands Public Works Department		
	<p><b>MM TRANS-2q:</b> Church Street/San Bernardino Avenue (#40)</p> <p>This intersection can be mitigated by installing a traffic signal and providing the following geometric improvements:</p> <ul style="list-style-type: none"> <li>• Northbound Approach: Re-stripe to provide one left turn lane and a shared through-right turn lane.</li> <li>• Southbound Approach: Re-stripe to provide one left turn lane and a shared through-right turn lane.</li> <li>• Eastbound Approach: Widen to provide a left turn lane and 2nd through lane.</li> <li>• Westbound Approach: Widen to provide a left turn lane and 2nd through lane.</li> </ul>	Payment of Fair Share or completion of improvements.	Prior to issuance of final certificate occupancy permit	City of Redlands Public Works Department		
	<p><b>MM TRANS-2r:</b> Church Street/Lugonia Avenue (#41)</p> <p>This intersection can be mitigated by protecting the northbound and southbound approach left turn movements and providing the following geometric improvements:</p> <ul style="list-style-type: none"> <li>• Northbound Approach: Widen to provide a left turn lane and 2nd through lane.</li> <li>• Southbound Approach: Widen to provide a left turn lane and 2nd through lane.</li> </ul>	Payment of Fair Share or completion of improvements.	Prior to issuance of final certificate occupancy permit	City of Redlands Public Works Department		

EIR Section	Mitigation Measure	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
					Date	Initials
	<p><b>MM TRANS-2s:</b> University Street/San Bernardino Avenue (#42)</p> <p>This intersection can be mitigated by installing a traffic signal and providing the following geometric improvements:</p> <ul style="list-style-type: none"> <li>• Eastbound Approach: Widen to provide a 2nd through lane.</li> <li>• Westbound Approach: Widen to provide a 2nd through lane.</li> </ul>	Payment of Fair Share or completion of improvements.	Prior to issuance of final certificate occupancy permit	City of Redlands Public Works Department		
	<p><b>MM TRANS-2t:</b> Judson Street/San Bernardino Avenue (#44)</p> <p>This intersection can be mitigated by providing the following geometric improvements:</p> <ul style="list-style-type: none"> <li>• Eastbound Approach: Widen to provide a left turn lane and 2nd through lane.</li> <li>• Westbound Approach: Widen to provide a left turn lane and 2nd through lane.</li> </ul>	Payment of Fair Share or completion of improvements.	Prior to issuance of final certificate occupancy permit	City of Redlands Public Works Department		
	<p><i>Site Access and On-Site Roadway Improvements</i></p> <p>Roadway improvements necessary to provide site access and on-site circulation are assumed to be constructed in conjunction with site development and are described below. These improvements should be in place prior to occupancy.</p> <p><i>Site Access Improvements</i></p> <p>Site access driveway improvements for the Project are described below. Construction of on-site and site adjacent improvements shall occur in conjunction with adjacent project development activity or as needed</p>	Verify inclusion in project specification (grading and street improvement plans), site inspection of improvements.	Prior to issuance of final certificate occupancy permit.	City of Redlands Public Works Department		

EIR Section	Mitigation Measure	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
					Date	Initials
	<p>for Project access purposes. These improvements shall be in place prior to occupancy, to ensure impacts are mitigated to a level of less than significant.</p> <p><b>MM TRANS-3a:</b> Tennessee Street at Driveway 1 - Install a traffic signal and construct the intersection with the following geometrics: one northbound through lane, one northbound shared through-right turn lane, southbound left turn lanes providing a minimum of 350-feet of storage, two southbound through lanes, one westbound left turn lane and one westbound right turn lane.</p>					
	<p><b>MM TRANS-3b:</b> Tennessee Street at Pennsylvania Avenue - Install a traffic signal and construct the intersection with the following geometrics: one northbound through lane, one northbound shared through-right turn lane, one southbound left turn lane providing a minimum of 150-feet of storage, two southbound through lanes, one westbound left turn lane with a minimum of 150-feet of storage and one westbound right turn lane.</p>	<p>Verify inclusion in project specification (grading and street improvement plans), site inspection of improvements.</p>	<p>Prior to issuance of final certificate occupancy permit.</p>	<p>City of Redlands Public Works Department</p>		
	<p><b>MM TRANS-3c:</b> Driveway 2 at Pennsylvania Avenue - Install a stop control on the southbound approach and construct the intersection with the following geometrics: one southbound left turn lane, one southbound right turn lane, one eastbound left turn lane, one eastbound through lane and one westbound shared through-right turn lane.</p>	<p>Verify inclusion in project specification (grading and street improvement plans), site inspection of improvements.</p>	<p>Prior to issuance of final certificate occupancy permit.</p>	<p>City of Redlands Public Works Department</p>		

EIR Section	Mitigation Measure	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
					Date	Initials
	<b>MM TRANS-3d:</b> Driveway 3 at San Bernardino Avenue - Install a traffic signal and construct the intersection with the following geometrics: dual northbound left turn lanes, one northbound right turn lane, three eastbound through lanes, one eastbound right turn lane providing a minimum of 300-feet of storage, one westbound left turn lane providing a minimum of 250-feet of storage and one westbound through lane. It should be noted that it is necessary for the Project to construct a second westbound through lane between Tennessee Street and Driveway 3 to provide the appropriate number of receiving lanes for the dual northbound left turn lanes out of Driveway 3.	Verify inclusion in project specification (grading and street improvement plans), site inspection of improvements.	Prior to issuance of final certificate occupancy permit.	City of Redlands Public Works Department		
	<b>MM TRANS-3e:</b> Driveway 4 at Pennsylvania Avenue - Install a stop control on the southbound approach and construct the intersection with the following geometrics: one southbound shared left-right turn lane, one eastbound left turn lane with a minimum of 100-feet of storage, one eastbound through lane and one westbound shared through-right turn lane.	Verify inclusion in project specification (grading and street improvement plans), site inspection of improvements.	Prior to issuance of final certificate occupancy permit.	City of Redlands Public Works Department		
	<b>MM TRANS-3f:</b> New York Avenue at San Bernardino Avenue - Install a traffic signal and construct the intersection with the following geometrics: one northbound left turn lane with a minimum of 150-feet of storage, one northbound right turn lane with a minimum of 150-feet of storage, two eastbound through lanes, one eastbound shared through-right turn lane, one	Verify inclusion in project specification (grading and street improvement plans), site inspection of improvements.	Prior to issuance of final certificate occupancy permit.	City of Redlands Public Works Department		

EIR Section	Mitigation Measure	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
					Date	Initials
	westbound left turn lane providing a minimum of 300-feet of storage and one westbound through lane. It should be noted that space for a northbound through lane should be provided for future access onto the extension of New York Avenue, north of San Bernardino Avenue.					
	<b>MM TRANS-3g:</b> New York Avenue at Driveway 5 - Install a stop control on the eastbound approach and construct the intersection with the following geometrics: one northbound left turn lane with a minimum of 100-feet of storage, one northbound through lane, one southbound shared through-right turn lane and one eastbound shared left-right turn lane.	Verify inclusion in project specification (grading and street improvement plans), site inspection of improvements.	Prior to issuance of final certificate occupancy permit.	City of Redlands Public Works Department		
	<b>MM TRANS-3h:</b> On-site traffic signing and striping should be implemented in conjunction with detailed construction plans for the Project site.	Verify inclusion in project specification (grading and street improvement plans), site inspection of improvements.	Prior to issuance of final certificate occupancy permit.	City of Redlands Public Works Department		
	<b>MM TRANS-3i:</b> Sight distance at each Project access point should be reviewed with respect to standard Caltrans and City of Redlands sight distance standards at the time of preparation of final grading, landscape and street improvement plans.	Verify inclusion in project specification (grading and street improvement plans), site inspection of improvements.	Prior to issuance of final certificate occupancy permit.	City of Redlands Public Works Department		
	<i>On-Site Roadway Improvements</i> Site-adjacent roadway improvements for the Project are described below. Construction of site-adjacent roadway improvements shall occur in conjunction with adjacent	Verify inclusion in project specification (grading and street improvement plans), site inspection of	Prior to issuance of final certificate occupancy permit.	City of Redlands Public Works Department		

EIR Section	Mitigation Measure	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
					Date	Initials
	Project development activity or as needed for Project access purposes. <b>MM TRANS-4a:</b> San Bernardino Avenue - Construct at its ultimate half-section width as a Major Arterial (120-foot right-of-way) between Tennessee Street and New York Avenue, consistent with the circulation recommendations found in the East Valley Corridor Specific Plan.	improvements.				
	<b>MM TRANS-4b:</b> Tennessee Street - Construct at its ultimate full-section width as a Minor Arterial (88-foot right-of-way) between San Bernardino Avenue and Pennsylvania Avenue, consistent with the City of Redlands General Plan Circulation Element.	Verify inclusion in project specification (grading and street improvement plans), site inspection of improvements.	Prior to issuance of final certificate occupancy permit.	City of Redlands Public Works Department		
	<b>MM TRANS-4c:</b> New York Avenue - Construct a minimum of one lane in each direction of travel and a two-way-left-turn lane (painted median) on New York Avenue between San Bernardino Avenue and Pennsylvania Avenue (66-foot right-of-way).	Verify inclusion in project specification (grading and street improvement plans), site inspection of improvements.	Prior to issuance of final certificate occupancy permit.	City of Redlands Public Works Department		
	<b>MM TRANS-4d:</b> Pennsylvania Avenue - Construct a minimum of one lane in each direction of travel and a two-way-left-turn lane (painted median) on Pennsylvania Avenue between Tennessee Street and New York Avenue (48-foot right-of-way). It should be noted that the construction of Pennsylvania Avenue along the Project frontage will not connect to the existing Pennsylvania Avenue east of Karon Street.	Verify inclusion in project specification (grading and street improvement plans), site inspection of improvements.	Prior to issuance of final certificate occupancy permit.	City of Redlands Public Works Department		

EIR Section	Mitigation Measure	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
					Date	Initials
	<b>MM TRANS-4e:</b> Roadways adjacent to the Project, site access points and site-adjacent intersections will be constructed to be consistent with the recommended roadway classifications and respective cross-sections in the East Valley Corridor Specific Plan (the governing land use document for the area north of the Project site which includes San Bernardino Avenue).	Verify inclusion in project specification (grading and street improvement plans), site inspection of improvements.	Prior to issuance of final certificate occupancy permit.	City of Redlands Public Works Department		
	<b>MM TRANS-6a:</b> Prior to Project occupancy, the Project applicant shall install an enhanced Omnitrans bus stop to serve the Project site. The bus stop shall conform to Omnitrans requirements and include, at a minimum: a shelter, signage, transit information, lighting, and a trash receptacle. Alternately, the Project applicant can satisfy this requirement by providing payments to Omnitrans for the cost of this improvement if Omnitrans commits to having it in place prior to Project occupancy. The design of the bus shelter shall be compatible with the architecture of the Project.	Verify inclusion in project specification (grading and street improvement plans), site inspection of improvements.	Prior to issuance of final certificate occupancy permit.	City of Redlands Public Works Department		
<b>Section 3.17 Greenhouse Gases</b>	<b>MM GHG-1:</b> Walmart shall use refrigerants in its refrigerator and freezer system with an average global warming potential of 1,893 or lower.  Mitigation Measures AQ-5, AQ-7, AQ-8, AQ-9, AQ-10, AQ-11, HYD-2a, HYD-2b (see the hydrology section of this DEIR), and T-6a (see the transportation section of this DEIR) are required.	Verify inclusion in project specifications for building plans, site inspection	Prior to issuance of occupancy permit	City of Redlands Development Services Department		