

Mitigation Monitoring and Reporting Program

Introduction

The California Environmental Quality Act (CEQA) requires a lead or public agency that approves or carries out a project for which an Mitigated Negative Declaration has been certified which identifies one or more significant adverse environmental effects and where findings with respect to changes or alterations in the project have been made, to adopt a "...reporting or monitoring program for the changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment" (CEQA, Public Resources Code Sections 21081, 21081.6).

A Mitigation Monitoring and Reporting Program (MMRP) is required to ensure that adopted mitigation measures are successfully implemented for the State Street Village Project (Project). The City of Redlands is the Lead Agency for the Project and is responsible for implementation of the MMRP. This report describes the MMRP for the Project and identifies the parties that will be responsible for monitoring implementation of the individual mitigation measures in the MMRP.

Mitigation Monitoring and Reporting Program

The MMRP for the Project will be active through all phases of the Project, including design, construction, and operation. The attached table identifies the mitigation program required to be implemented by the City for the Core5 Rider Business Center Project. The table identifies the Plans, Programs, Policies (PPPs); Project Design Features (PDFs); and mitigation measures required by the City to mitigate or avoid significant adverse impacts associated with the implementation of the project, the timing of implementation, and the responsible party or parties for monitoring compliance.

The MMRP also includes a column that will be used by the compliance monitor (individual responsible for monitoring compliance) to document when implementation of the measure is completed. As individual Plan, Program, Policies; Project Design Features; and mitigation measures are completed, the compliance monitor will sign and date the MMRP, indicating that the required actions have been completed.

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**TABLE 1: MITIGATION MONITORING AND REPORTING PROGRAM
THE STATE STREET VILLAGE PROJECT**

Plan, Program, Policy / Project Design Feature / Mitigation Measure	Timing	Responsible for Ensuring Compliance / Verification	Date Completed and Initials
AIR QUALITY			
PDF AQ-1: Tier III Equipment. Project construction will utilize equipment during demolition, grading, and site preparation phases that equal or exceed Environmental Protection Agency (EPA) and California Air Resource Board (CARB) Tier III engine emissions standards	Note in Construction Plans and Specifications. Prior to Demolition and Grading Permits.	City of Redlands Building and Safety Division	
<p>PPP AQ-1: Rule 403. All applicable measures included in Rule 403, shall be incorporated into Project plans and specifications as implementation of Rule 403, which include but are not limited to (1):</p> <ul style="list-style-type: none"> • All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions. • The contractor shall ensure that traffic speeds on unpaved roads and Project site areas are limited to 15 miles per hour or less. • The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the Project are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the mid-morning, afternoon, and after work is done for the day. 	Note in Construction Plans and Specifications. Prior to Demolition and Grading Permits.	City of Redlands Building and Safety Division	
<p>PPP AQ-2: Rule 1113. The following measures shall be incorporated into Project plans and specifications as implementation of SCAQMD Rule 1113 (2):</p> <ul style="list-style-type: none"> • Only “Low-Volatile Organic Compounds (VOC)” paints (no more than 50 gram/liter of VOC) consistent with SCAQMD Rule 1113 shall be used. 	Note in Construction Plans, Specifications, and Permits. Prior to Demolition and Grading Permits.	City of Redlands Building and Safety Division	

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<p>PPP AQ-3: Rule 445. The following measures shall be incorporated into Project plans and specifications as implementation of SCAQMD Rule 445 (3):</p> <ul style="list-style-type: none"> • Rule 445 prohibits the use of wood burning stoves and fireplaces in new developments. 	<p>Note in Construction Plans, Specifications, and Permits. Prior to Demolition Permits.</p>	<p>City of Redlands Building and Safety Division</p>	
BIOLOGICAL RESOURCES			
<p>MM BIO-1: Pre-construction Nesting Bird Survey. Construction plans and Project specifications shall state that if construction or other Project activities are scheduled to occur during the bird breeding season (February through August for raptors and March through August for most migratory bird species), a pre-construction nesting bird survey shall be conducted by a qualified biologist to ensure that active bird nests, will not be disturbed or destroyed. The survey shall be completed no more than three days prior to initial ground disturbance. The nesting bird survey shall include the Project area and adjacent areas where proposed Project activities have the potential to affect active nests, either directly or indirectly due to construction activity or noise. If an active nest is identified, a qualified biologist shall establish an appropriate disturbance limit buffer around the nest using flagging or staking. Construction activities shall not occur within any disturbance limit buffer zones until the nest is deemed inactive by the qualified biologist.</p>	<p>Note in Construction Plans and Specifications. Prior to Demolition and Grading Permits.</p>	<p>City of Redlands Planning Division</p>	
CULTURAL RESOURCES			
<p>MM CUL-1: Archaeological Monitoring. The Applicant shall retain a qualified archaeologist to perform archaeological monitoring and the archaeologist shall be present during initial ground-disturbing activities (e.g., site preparation, demolition of historic structures, and grading up to ten feet below surface) to identify and assess any known or suspected archaeological and/or cultural resource. The qualified archaeologist shall develop a Cultural Resources Management Plan to address the details, timing, and responsibility of all archaeological and cultural resource activities that occur on the Project site. The plan shall include a scope of work, project grading and development scheduling, pre-construction meeting (with consultants, contractors, and monitors), a monitoring schedule during all initial ground-disturbance related activities, safety requirements, and protocols to follow in the event of</p>	<p>Note in Construction Plans and Specifications. Prior to Demolition and Grading Permits.</p>	<p>City of Redlands Planning Division</p>	

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<p>previously unknown cultural resources discoveries that could be subject to a cultural resources evaluation. The plan shall be submitted to the City and the Consulting Tribe(s) for review and comment, prior to final approval by the City. The Monitoring and Treatment Plan shall incorporate the components described in Mitigation Measure TCR-1.</p>			
GEOLOGY AND SOILS			
<p>PPP GEO-1: California Building Code. The Project is required to comply with the California Building Code as included in the City’s Municipal Code Chapter 15.04 to preclude significant adverse effects associated with seismic hazards. California Building Code related and geologist and/or civil engineer specifications for the Project are required to be incorporated into grading plans and specifications as a condition of Project approval.</p>	<p>Note in Construction Plans and Specifications. Prior to Building Permits.</p>	<p>City of Redlands Building and Safety Division</p>	
<p>MM PAL-1: Paleontological Resources. Prior to the issuance of the first grading permit, the applicant shall provide a letter to the City of Redlands Planning Department, or designee, from a paleontologist selected from the roll of qualified paleontologists maintained by the County, stating that the paleontologist has been retained to provide services for the project. The paleontologist shall develop a Paleontological Resources Impact Mitigation Plan (PRIMP) to mitigate the potential impacts to unknown buried paleontological resources that may exist onsite for the review and approval by the City. The PRIMP shall require that the paleontologist be present at the pre-grading conference to establish procedures for paleontological resource surveillance. The PRIMP shall also require paleontological monitoring for ground disturbing activities greater than five feet in depth within native soil, as determined by the Project paleontologist.</p> <p>In the event paleontological resources are encountered, ground-disturbing activity within 50 feet of the area of the discovery shall cease. The paleontologist shall examine the materials encountered, assess the nature and extent of the find, and recommend a course of action to further investigate and protect or recover and salvage those resources that have been encountered.</p>	<p>Note in Construction Plans and Specifications. Prior to Grading Permits.</p>	<p>City of Redlands Planning Division</p>	

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<p>Criteria for discard of specific fossil specimens will be made explicit. If a qualified paleontologist determines that impacts to a sample containing significant paleontological resources cannot be avoided by project planning, then recovery may be applied. Actions may include recovering a sample of the fossiliferous material prior to construction, monitoring work and halting construction if an important fossil needs to be recovered, and/or cleaning, identifying, and cataloging specimens for curation and research purposes. Recovery, salvage and treatment shall be done at the Applicant's expense. All recovered and salvaged resources shall be prepared to the point of identification and permanent preservation by the paleontologist. Resources shall be identified and curated into an established accredited professional repository. The paleontologist shall have a repository agreement in hand prior to initiating recovery of the resource.</p>			
HAZARDS AND HAZARDOUS MATERIALS			
<p>PPP HAZ-1: California UST Regulations. Underground storage tank (UST) repairs and/or removals will be conducted in accordance with the California UST Regulations (Title 23, Chapter 16 of the California Code of Regulations). Any unauthorized release of hazardous materials will require release reporting, initial abatement, and corrective actions that will be completed with oversight from the Regional Water Quality Control Board, Department of Toxic Substances Control, Riverside County Environmental Health Division, South Coast Air Quality Management District, and/or other regulatory agencies, as necessary. Use of existing USTs will also have to be conducted (i.e., used, maintained and monitored) in accordance with the California UST Regulations (Title 23, Chapter 16 of the California Code of Regulations).</p>	<p>In Construction Plans and Specifications. Prior to Demolition Permit.</p>	<p>City of Redlands Building and Safety Division</p>	
HYDROLOGY AND WATER QUALITY			
<p>PPP WQ-1: Prior to grading permit issuance, the project developer shall have a Stormwater Pollution Prevention Plan (SWPPP) prepared by a QSD (Qualified SWPPP Developer) pursuant to the Municipal Code Chapter 13.54. The SWPPP shall incorporate all necessary Best Management Practices (BMPs) and other City requirements to comply with the National Pollutant Discharge Elimination System (NPDES) requirements to limit the potential of polluted runoff during construction activities. Project contractors shall be required to ensure compliance with the</p>	<p>In Construction Plans and Specifications. Prior to Grading Permit.</p>	<p>City of Redlands Building and Safety Division</p>	

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SWPPP and permit periodic inspection of the construction site by City of Redlands staff or its designee to confirm compliance.			
PPP WQ-2: Prior to grading permit issuance, the project developer shall have a Water Quality Management Plan (WQMP) approved by the City for implementation. The project shall comply with the City’s Municipal Code Section 13.54 and the Municipal Separate Storm Sewer System (MS4) permit requirements in effect for the Regional Water Quality Control Board (RWQCB) at the time of grading permit to control discharges of sediments and other pollutants during operations of the Project.	In Construction Plans and Specifications. Prior to Grading Permit.	City of Redlands Building and Safety Division	
NOISE			
PPP N-1: The Project plans shall state the Project is required to comply with construction hours of operation outlined in Section 8.06.120 of the City’s Municipal Code; construction activities shall take place between the hours of 7:00 am and 8:00 pm on weekdays, including Saturdays, with no activity taking place at any time on Sundays or federal holidays. In addition, all motorized equipment used in such activities are required to be equipped with functioning mufflers.	In Construction Plans and Specifications. Prior to Demolition, Grading, and Building Permits.	City of Redlands Building and Safety Division	
PUBLIC SERVICES			
PPP PS-1: Schools Development Impact Fees. Prior to issuance of building permit, the Developer shall pay applicable school development impact fees levied by the Redlands Unified School District pursuant to the School Facilities Act (Senate Bill [SB] 50, Stats. 1998, c.407).	Note in Construction Plans and Specifications. Prior to Building Permits.	City of Redlands Planning Division	
PPP PS-2: Park Fees. As a Condition of Approval of a tentative map, the Developer shall pay applicable park related fees pursuant to Redlands Municipal Code Chapter 3.32.	Note in Construction Plans and Specifications. Prior to Building Permits.	City of Redlands Planning Division	
PPP PS-3: Development Impact Fees. As a standard requirement and included as a Condition of Approval for the Project, and prior to issuance of any building permits for the Project, the Developer shall pay all applicable City of Redlands Development Impact Fees (DIF) pursuant to the Redlands Municipal Code and/or adopted fee schedules.	Note in Construction Plans and Specifications. Prior to Building Permits.	City of Redlands Planning Division	

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TRIBAL CULTURAL RESOURCES			
<p>MM TCR-1: The archaeologist shall develop a Cultural Resources Management Plan and include the specifics as to how each Project mitigation measure will be carried out. Any and all cultural documents created as a part of the project (Tribal Cultural Resources Management Plan, Monitoring and Treatment Plans, isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency and disseminated to consulting tribe(s) for review. The Cultural Resource Management Plan shall incorporate:</p> <ul style="list-style-type: none"> A. Project grading and development scheduling. Native American Monitor(s) should attend and be present at the pre-construction meeting to establish communication protocols, cultural sensitivity, and provide information and/or training to construction contractors. B. A schedule for monitoring during initial ground-disturbing activities (Ground disturbance is defined as any activity that compacts or disturbs the ground within a project area, including: the actual construction activities, permanent easements, temporary construction easements, staging areas for supplies and equipment, and borrow pits. Ground disturbance can also be caused by the use of hand tools, heavy equipment and heavy trucks. Trenching, bulldozing, excavating, scraping, and plowing are typical examples of ground disturbance activities), this may include, but is not limited to, archaeological testing, and data recovery on the Project site, if determined appropriate. The Cultural Resource Management Plan shall include scheduling, safety requirements, and duties, based on the scope of work, and address the Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with the Project Archaeologist. C. The protocols and stipulations that the Applicant, Native American Tribal Monitor(s), Project Archaeologist, and City of Redlands shall follow in the event that cultural resources, items of Native American cultural patrimony, or tribal cultural resources are inadvertently 	<p>In Construction Plans and Specifications. Prior to Grading Permit.</p>	<p>City of Redlands Planning Division</p>	

Plan, Program, Policy / Project Design Feature / Mitigation Measure	Timing	Responsible for Ensuring Compliance / Verification	Date Completed and Initials
discovered during the course of Project related ground disturbing activities.			
MM TCR-2: If significant tribal cultural resources are discovered and avoidance or relocation cannot be ensured, the City shall engage in discussions with the Consulting Tribes to determine the best course of action for preservation of the resource.	In Construction Plans and Specifications. Prior to Grading Permit.	City of Redlands Planning Division	
MM TCR-3: Designated Native American Monitor(s) from the consulting tribe(s), who wish to partake in the monitoring program, shall be present during all initial ground-disturbing activities (Ground disturbance is defined as any activity that compacts or disturbs the ground within a project area, including: the actual construction activities, permanent easements, temporary construction easements, staging areas for supplies and equipment, and borrow pits. Ground disturbance can also be caused by the use of hand tools, heavy equipment and heavy trucks. Trenching, bulldozing, excavating, scraping, and plowing are typical examples of ground disturbance activities), which may include but is not limited to testing, and date recovery if determined appropriate. If initial ground-disturbing activities yield no discoveries of tribal cultural resources, the Consulting Tribe(s) may limit, suspend or terminate monitoring efforts at their discretion. The Monitoring Agreement(s) with the consulting tribe(s) shall be provided to the City of Redlands Development Services Department prior to issuance of any demolition, grading, or construction permits.	In Construction Plans and Specifications. Prior to Grading Permit.	City of Redlands Planning Division	
MM TCR-4: In the event that cultural resources, including historic and pre-contact materials, items of Native American cultural patrimony, or Tribal Cultural Resources are discovered during the course of ground disturbance, the following procedures shall be implemented: 1. All work in the immediate vicinity of the find (within a 50-foot buffer) shall cease and the find shall be assessed by a qualified archaeologist in coordination with the Native American Monitor(s) from the Consulting Tribe(s). Work on the other portions of the Project, outside of the buffered area, may continue during this assessment period.	In Construction Plans and Specifications. Prior to Grading Permit.	City of Redlands Planning Division	

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<p>2. Notification and information regarding the nature of the find shall be made to the representatives of all consulting tribe(s).</p> <p>3. Temporary Curation and Storage: During construction, any cultural resources discovered shall be temporarily curated in a secure onsite location, as determined appropriate with consideration of input from consulting tribe(s). The removal of any cultural resources from the Project site shall be thoroughly inventoried and overseen by the Native American Tribal Monitor(s).</p> <p>4. Treatment and Final Disposition: The land owner(s) shall relinquish ownership of all items of Native American cultural patrimony and tribal cultural resources (including but not limited to sacred items, burial goods, archaeological artifacts, and non-human remains) that may be discovered. The land owner(s) shall relinquish ownership of tribal cultural resources and items of Native American Cultural Patrimony through one or more of the following methods and provide the City of Redlands with evidence of same:</p> <p>A. Accommodate the process for on-site reburial of the discovered items with the Participating Tribes. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and recordation have been completed. A final report which includes associated State DPR Forms, containing an inventory of the items reburied, along with UTM parameters for the reburial location, shall be completed and provided to the City, the Consulting Tribes and filed with the California Historical Resource Information System (CHRIS).</p> <p>B. A curation agreement with an appropriate qualified repository that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists or researchers for further study. The collections and associated records shall be transferred, including title and associated fees, to an appropriate curation facility.</p>			

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<p>C. If more than one Native American Tribe or Band is involved with the Project and cannot come to a consensus as to the disposition of tribal cultural resources within one hundred and twenty (120) days from the initial recovery of the items, the cultural resources shall be curated at the San Bernardino County Museum. A curation agreement with an appropriate qualified repository shall be developed between the landowner and museum that legally and physically transfers the collections and associated records to the facility. This agreement shall stipulate the payment of fees necessary for permanent curation of the collections and associated records and the obligation of the Project developer/applicant to pay for those fees.</p>			
<p>MM TCR-5: Discovery of Human Remains. In the event that human remains are encountered on the Project site, the construction contractor’s designated Native American Tribal Monitor shall immediately stop all work within 100 feet of the discovery. The Developer shall immediately notify the San Bernardino County Coroner, the City of Redlands Police Department, and the City of Redlands Development Services Department. The County Coroner shall be permitted to examine the remains consistent with the requirements of California Code of Regulations (CCR) §15064.5(e). California Health & Safety Code §7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code (PRC) §5097.98. If the remains are determined to be Native American, the County Coroner shall notify the Native American Heritage Commission (NAHC), which shall determine and notify a Most Likely Descendant (MLD). The MLD shall complete the inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site.</p> <p>The specific location of Native American burials and reburials will be proprietary and not disclosed to the general public. The locations will be documented by the Project Archaeologist in conjunction with the various stakeholders and a report of findings will be filed with the Eastern Information Center (EIC).</p>	<p>In Construction Plans and Specifications. Prior to Grading Permit.</p>	<p>City of Redlands Planning Division</p>	

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According to California Health & Safety Code, six or more human burials at one location constitute a cemetery (Section 8100), and disturbance of Native American cemeteries is a felony (Section 7052).			