
MITIGATION MONITORING AND REPORTING PROGRAM

This Mitigation Monitoring and Reporting Program (MMRP) has been formulated based upon the findings of the Initial Study/Mitigated Negative Declaration (IS/MND) prepared for the 913 California Street Project (proposed project). The proposed project includes the construction of a 90-room business hotel, a 1,450-square-foot coffee shop, a 3,588-square-foot express-style car wash, and associated parking on a 5.1-acre property at 913 California Street in Redlands, California, that consists of two undeveloped parcels

The MMRP, which is provided in Table A, lists mitigation measures and regulatory compliance measures that would be applicable to the proposed project and identifies monitoring requirements. The MMRP presented in Table A is organized in a matrix format. The first column identifies the mitigation measure or regulatory compliance measure that would be implemented for each environmental issue area. The second column, "Timing for Mitigation Measure," refers to when the monitoring will occur to ensure that the respective action is completed. The fourth column, "Responsible Party/Approving Agency", identifies the agency that will ensure that the measure is implemented; and the last column, entitled "Verification," is for the lead agency to provide verification that the measures have been implemented.

This MMRP has been prepared to comply with the requirements of State law (Public Resources Code Section 21081.6). State law requires the adoption of an MMRP when mitigation measures are required to avoid significant impacts. The MMRP is intended to ensure compliance during implementation of the proposed project and the conceptual development project. The Final MMRP must be adopted when the City Council makes a final decision on the project.

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Table A: Mitigation Monitoring and Reporting Program

Mitigation Measure or Regulatory Compliance Measures	Timing for Mitigation Measure	Responsible Party / Approving Agency	Verification (Date and Initials)
3.1 Aesthetics			
The proposed project would not result in any significant adverse impacts related to aesthetics. No mitigation is required.			
3.2 Agriculture and Forestry Resources			
The proposed project would not result in any significant adverse impacts related to agriculture or forestry resources. No mitigation is required.			
3.3 Air Quality			
The proposed project would not result in any significant adverse impacts related to air quality. No mitigation is required.			
3.4 Biological Resources			
<p>Regulatory Compliance Measure BIO-1: Pre-construction Nesting Bird Survey. Nesting birds are protected pursuant to the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (Sections 3503, 3503.3, 3511, and 3513 of the California Fish and Game Code prohibit the take, possession, or destruction of birds, their nests or eggs). In order to protect nesting and migratory bird species, a nesting bird clearance survey shall be conducted prior to any ground disturbance or vegetation removal activities that may disrupt the birds during the nesting season. Consequently, if avian nesting behaviors are disrupted, such as nest abandonment and/or loss of reproductive effort, it is considered “take” and is potentially punishable by fines and/or imprisonment.</p> <p>If project-related activities are to be initiated during the nesting season (January 1 to August 31), a pre-construction nesting bird clearance survey shall be conducted by a qualified biologist no more than three (3) days prior to the start of any vegetation removal or ground disturbing activities. The qualified biologist shall survey all suitable nesting habitat within the project impact area, and areas within a biologically defensible buffer zone surrounding the project impact area. If no active bird nests are detected during the clearance survey, project activities may begin, and no additional avoidance and minimization measures shall be required. If an active bird nest is found, the species shall be identified, and a “no-disturbance” buffer shall be established around the active nest. The size of the “no-disturbance” buffer shall be increased or decreased based on the judgement of the qualified biologist and level of activity and sensitivity of the species. The qualified biologist shall periodically monitor any active bird nests to determine if project -related activities occurring outside the “no-disturbance” buffer disturb the birds and if the buffer should be increased. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, project activities within the “no-disturbance” buffer may occur following an additional survey by the qualified biologist to search for any new bird nests in the restricted area.</p>	<p>At least three days prior to the start of any vegetation removal or ground disturbing activities if project-related activities are to be initiated during the nesting season (January 1 to August 31).</p>	<p>Qualified Biologist / City of Redlands Department of Development Services, Planning Division, or designee</p>	
3.5 Cultural Resources			

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Mitigation Measure or Regulatory Compliance Measures	Timing for Mitigation Measure	Responsible Party / Approving Agency	Verification (Date and Initials)
<p>Regulatory Compliance Measure CUL-1: Unanticipated Archaeological Deposits. In the event that any historical or unique archaeological resources are encountered on the project site during any construction activities associated with the project, all ground disturbing activities within 50 feet of the resource shall be halted, and a qualified archaeologist meeting the Secretary of the Interior’s Professional Qualifications Standards for Archaeology shall be consulted for an immediate evaluation of the resource. If the find is determined to be a historical or unique archaeological resource, the qualified archaeologist shall determine the appropriate treatment of the discovery, including the implementation of the appropriate mitigation measures. Mitigation measures may include recording the archaeological deposit, data recovery and analysis, and public outreach regarding the scientific and cultural importance of the discovery. Upon completion of the selected mitigations, a report documenting methods, findings, and recommendations shall be prepared by the qualified archaeologist, and the final report shall be submitted to the South Central Coastal Information Center (SCCIC) at California State University, Fullerton. Significant archaeological materials shall be submitted to an appropriate local curation facility and used for future research and public interpretive displays, as appropriate. Work can continue on other parts of the project site while historical or unique archaeological resource mitigation takes place.</p>	<p>During any construction and/or ground disturbing activities associated with the project.</p>	<p>Qualified Archaeologist / Construction Contractor</p>	

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Mitigation Measure or Regulatory Compliance Measures	Timing for Mitigation Measure	Responsible Party / Approving Agency	Verification (Date and Initials)
<p>Regulatory Compliance Measure CUL-2: Human Remains. In the event that human remains or funerary objects are encountered on the project site during any construction activities associated with the proposed project, work within 100 feet of the discovery shall be redirected and the County Coroner notified immediately consistent with the requirements of California Code of Regulations (CCR) Section 15064.5(e). State Health and Safety Code Section 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) Section 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).</p> <p>With the permission of the property owner, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials. Consistent with CCR Section 15064.5(d), if the remains are determined to be Native American and an MLD is notified, the Applicant shall consult with the MLD as identified by the NAHC to develop an agreement for treatment and disposition of the remains. Prior to the issuance of grading permits, the Director of the City of Redlands Department of Development Services, or designee, shall verify that all grading plans specify the requirements of CCR Section 15064.5(e), State Health and Safety Code Section 7050.5, and PRC Section 5097.98, as stated above.</p>	<p>Prior to the issuance of grading permits and during any construction and/or ground disturbing activities associated with the project.</p>	<p>Qualified Archaeologist, Construction Contractor, County Coroner / City of Redlands Department of Development Services or designee</p>	
<p>3.6 Energy</p>			
<p>The proposed project would not result in any significant adverse impacts related to energy. No mitigation is required.</p>			
<p>3.7 Geology and Soils</p>			
<p>Regulatory Compliance Measure GEO-1: California Building Code and Geotechnical Recommendations. Prior to the approval of any grading and/or building permits, the Applicant shall provide evidence to the City of Redlands for review and approval that on-site structures, features, and facilities have been designed and will be constructed in conformance with applicable provisions of the California Building Code in effect at the time of City review and the recommendations cited in the project-specific Geotechnical Investigation. This measure shall be implemented to the satisfaction of the Director of the City of Redlands Department of Development Services, Building and Safety Division, or designee.</p>	<p>Prior to the approval or any grading and/or building permits.</p>	<p>Applicant / City of Redlands Department of Development Services, Building and Safety Division, or designee</p>	
<p>Mitigation Measure GEO-1: Paleontological Resources. Prior to the issuance of a grading permit, the Applicant shall retain a qualified paleontologist, subject to the review and approval of the Director of the City of Redlands Department of Development Services, Planning Division,</p>	<p>Prior to the issuance of a grading permit.</p>	<p>Qualified Paleontologist / City of Redlands Department</p>	

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Mitigation Measure or Regulatory Compliance Measures	Timing for Mitigation Measure	Responsible Party / Approving Agency	Verification (Date and Initials)
<p>or designee. The qualified paleontologist shall be present at the pre-grade conference and shall establish procedures for paleontological resource surveillance and procedures for temporarily halting and redirecting work to permit sampling and identification and evaluation of fossils. If the resources are deemed to be significant, the paleontologist shall determine appropriate actions, in cooperation with the Applicant, which ensure proper exploration and/or salvage. Full-time monitoring and salvage efforts will be necessary whenever previously undisturbed sediments are being disturbed (8 hours per day during grading or trenching activities). Once the earth moving is 50 percent completed, monitoring may be reduced if no fossils are being recovered. The paleontologist shall be empowered to temporarily divert or direct grading operations to facilitate assessment and salvaging of exposed fossils. Collection and processing of matrix samples through fine screens will be necessary to salvage any micro-vertebrate remains.</p> <p>In the event that paleontological resources (e.g., fossils) are unearthed during grading, the paleontological monitor shall temporarily halt and/or divert grading activity to allow recovery of paleontological resources. The area of discovery shall be roped off with a 50-foot radius buffer. Once documentation and collection of the find is completed, the monitor shall remove the rope and allow grading to recommence in the area of the find. The paleontologist shall prepare a Paleontological Resources Impact Mitigation Program (PRIMP) for the proposed project in order to mitigate adverse impacts to paleontological resources that may exist on-site in on-site sediments. The PRIMP shall follow guidelines developed by the Society for Vertebrate Paleontology and shall include, but not be limited to, monitoring of earthmoving activities during project excavation in native sediments, specimen recovery, and screen washing; preparation of any collected specimens to the point of identification; identification and curation of any collected specimens into a museum repository with permanent, retrievable storage; and preparation of a final compliance report that would provide details of monitoring, fossil identification, cataloging, and repository arrangements. The PRIMP shall be filed with the Director of the City of Redlands Department of Development Services, Planning Division, or designee, prior to the issuance of a grading permit.</p>		of Development Services, Planning Division, or designee	
3.8 Greenhouse Gas Emissions			
The proposed project would not result in any significant adverse impacts related to greenhouse gas emissions. No mitigation is required.			
3.9 Hazards and Hazardous Materials			
The proposed project would not result in any significant adverse impacts related to hazards and hazardous materials. No mitigation is required.			
3.10 Hydrology and Water Quality			

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Mitigation Measure or Regulatory Compliance Measures	Timing for Mitigation Measure	Responsible Party / Approving Agency	Verification (Date and Initials)
<p>Regulatory Compliance Measure HYD-1: Construction General Permit and Chapter 13.54 of the City’s Municipal Code. Prior to issuance of a grading permit, the Applicant shall obtain coverage under the State Water Resources Control Board (SWRCB) <i>National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for Discharges of Stormwater Runoff Associated with Construction and Land Disturbance Activities, Order No. 2022-0057-DWQ, NPDES No. CAS000002</i> (Construction General Permit). This shall include submission of Permit Registration Documents (PRDs), including a Notice of Intent for coverage under the permit to the SWRCB via the Stormwater Multiple Application and Report Tracking System (SMARTS). The Applicant shall provide the Waste Discharge Identification Number (WDID) to the Director of the City of Redlands Department of Municipal Utilities and Engineering, or designee, to demonstrate proof of coverage under the Construction General Permit. Project construction shall not be initiated until a WDID is received from the SWRCB and is provided to the City, or designee. A Stormwater Pollution Prevention Plan (SWPPP) shall be prepared and implemented for the proposed project in compliance with the requirements of the Construction General Permit. The SWPPP shall identify Construction Best Management Practices (BMPs) to be implemented to ensure that the potential for soil erosion and sedimentation is minimized and to control the discharge of pollutants in storm water runoff as a result of construction activities. Upon completion of construction and stabilization of the site, a Notice of Termination shall be submitted via SMARTS.</p> <p>As required by Chapter 13.54 of the City’s Municipal Code, the SWPPP shall be submitted to the City for review and approval to ensure the identified BMPs would protect water quality during construction activities pursuant to Chapter 13.54.</p>	<p>Prior to issuance of a grading permit.</p>	<p>Construction Contractor / City of Redlands Department of Municipal Utilities and Engineering, or designee</p>	

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Mitigation Measure or Regulatory Compliance Measures	Timing for Mitigation Measure	Responsible Party / Approving Agency	Verification (Date and Initials)
<p>Regulatory Compliance Measure HYD-2: San Bernardino County MS4 Permit. Prior to issuance of a grading permit, the Applicant shall submit a Final Water Quality Management Plan (WQMP) to the Director of the City of Redlands Department of Development Services review and approval in compliance with the requirements of the Santa Ana Regional Water Quality Control Board’s (RWQCB) <i>National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for the San Bernardino County Flood Control District, the County of San Bernardino, and the Incorporated Cities of San Bernardino County Within the Santa Ana Region Area-Wide Urban Stormwater Runoff Management Program, Order No. R8-2010-0036, NPDES No. CAS618036</i> (San Bernardino County Municipal Separate Storm Sewer System [MS4] Permit). The Final WQMP shall specify the Best Management Practices (BMPs) to be incorporated into the project design to target pollutants of concern in storm water runoff from the project site and the necessary operation and maintenance activity for each BMP. The City shall ensure that the BMPs specified in the Final WQMP are incorporated into the final Project design. The proposed BMPs specified in the Final WQMP shall be incorporated into the grading and development plans submitted to the City for review and approval. Project occupancy and operation shall be in accordance with the schedule outlined in the WQMP.</p>	<p>Prior to the issuance of a grading permit.</p>	<p>Applicant / City of Redlands Department of Development Services, or designee</p>	
<p>3.11 Land Use and Planning</p>			
<p>The proposed project would not result in any significant adverse impacts related to land use and planning. No mitigation is required.</p>			
<p>3.12 Mineral Resources</p>			
<p>The proposed project would not result in any significant adverse impacts related to mineral resources. No mitigation is required.</p>			
<p>3.13 Noise</p>			
<p>Regulatory Compliance Measure NOI-1: Construction Noise. Compliance with Sections 8.06.090F (Noise Disturbances Prohibited) and Chapter 8.06.120(G) (Exemptions) of the City of Redlands (City) Municipal Code. Construction activities, including operating or causing the operation of any tools or equipment used in site preparation, construction, drilling, repair, alteration, grading, paving, and/or architectural coating shall be restricted to the hours of 7:00 a.m. to 8:00 p.m. Mondays through Saturdays, and are prohibited at any time on Sundays and holidays unless permission is given by the City and noise levels remain below the City’s noise level standards.</p> <p>As required by Section 8.06.090F, all mobile or stationary internal combustion engine-powered equipment or machinery shall be equipped with exhaust and air intake silencers in proper working order and shall be maintained so that vehicles and their loads are secured from rattling and banging.</p>	<p>During construction activities associated with the proposed project.</p>	<p>Construction Contractor / City of Redlands Department of Development Services, or designee</p>	
<p>3.14 Population and Housing</p>			

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Mitigation Measure or Regulatory Compliance Measures	Timing for Mitigation Measure	Responsible Party / Approving Agency	Verification (Date and Initials)
The proposed project would not result in any significant adverse impacts related to population and housing. No mitigation is required.			
3.15 Public Services			
The proposed project would not result in any significant adverse impacts related to public services. No mitigation is required.			
3.16 Recreation			
The proposed project would not result in any significant adverse impacts related to recreation. No mitigation is required.			
3.17 Transportation			
The proposed project would not result in any significant adverse impacts related to transportation. No mitigation is required.			
3.18 Tribal Cultural Resources			
<p>Mitigation Measure TCR-1: Native American Treatment Agreement. Prior to the issuance of grading permits, the Applicant shall enter into a Tribal Monitoring Agreement with the Consulting Tribes for the project. The Tribal Monitor(s) shall be approved by all consulting tribes, including the Gabrieleño Band of Mission Indians – Kizh Nation, the Morongo Band of Mission Indians, Yuhaaviatam of San Manuel Nation, and Agua Caliente Band of Cahuilla Indians, and be on-site during all ground-disturbing activities (including, but not limited to, clearing, grubbing, tree and bush removal, grading, trenching, fence post placement and removal, construction excavation, excavation for all utility and irrigation lines, and landscaping phases of any kind). The Tribal Monitor(s) shall have the authority to temporarily divert, redirect, or halt the ground-disturbing activities to allow identification, evaluation, and potential recovery of cultural resources and/or tribal cultural resources. A copy of the executed monitoring agreement(s) shall be submitted to the Director of the Development Services Department of the City of Redlands, or their designee, prior to the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.</p>	Prior to the issuance of grading permits.	Applicant / Consulting Tribes	
<p>Mitigation Measure TCR-2: Retention of Archaeologist. Prior to any ground-disturbing activities (including, but not limited to, clearing, grubbing, tree and bush removal, grading, trenching, fence post replacement and removal, construction excavation, excavation for all utility and irrigation lines, and landscaping phases of any kind), and prior to the issuance of grading permits, the Applicant shall retain a qualified archaeologist who meets the U.S. Secretary of the Interior Standards (SOI). The archaeologist shall be present during all ground-disturbing activities to identify any known or suspected archaeological and/or cultural resources. The archaeologist shall conduct a Cultural Resource Sensitivity Training, in conjunction with the Tribe[s] Tribal Historic Preservation Officer (THPO), and/or designated Tribal Representative. The training session will focus on the archaeological and tribal cultural resources that may be encountered during ground-disturbing activities as well as the procedures to be followed in such an event.</p>	Prior to any ground-disturbing activities and the issuance of grading permits.	Applicant / Qualified Archaeologist	

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Mitigation Measure or Regulatory Compliance Measures	Timing for Mitigation Measure	Responsible Party / Approving Agency	Verification (Date and Initials)
<p>Mitigation Measure TCR-3: Cultural Resource Management Plan. Prior to any ground-disturbing activities, the project archaeologist shall develop a Cultural Resource Management Plan (CRMP) and/or Archaeological Monitoring and Treatment Plan (AMTP) to address the details, timing, and responsibilities of all archaeological and cultural resource activities that occur on the project site. This Plan shall be written in consultation with the consulting Tribes and shall include the following: approved Mitigation Measures (MM)/Conditions of Approval (COA), contact information for all pertinent parties, parties' responsibilities, procedures for each MM or COA, and an overview of the project schedule.</p>	<p>Prior to any ground-disturbing activities.</p>	<p>Qualified Archaeologist / City of Redlands Department of Development Services or designee</p>	
<p>Mitigation Measure TCR-4: Pre-Grade Meeting. The retained qualified archeologist and Monitoring Tribes representative shall attend the pre-grade meeting with the grading contractors to explain and coordinate the requirements of the Cultural Resource Management Plan.</p>	<p>Prior to any ground-disturbing activities.</p>	<p>Qualified Archaeologist and Monitoring Tribes representative / City of Redlands Department of Development Services or designee</p>	
<p>Mitigation Measure TCR-5: On-site Monitoring. During all ground-disturbing activities the qualified archaeologist and the Tribal Monitor(s) shall be on-site full-time. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of Tribal Cultural Resources as defined in California Public Resources Code Section 21074. The Tribal Monitor(s) shall complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Consulting Tribes. The monitoring logs shall identify and describe any discovered tribal cultural resources, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of the monitoring logs shall be provided to the Applicant/City upon written request to the Monitoring Tribes. On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Consulting Tribes from a designated point of contact for the Applicant/City that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the monitoring Tribes to the Applicant/City that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact tribal cultural resources.</p>	<p>During all ground-disturbing activities.</p>	<p>Qualified Archaeologist and Tribal Monitor(s) / City of Redlands Department of Development Services or designee</p>	

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Mitigation Measure or Regulatory Compliance Measures	Timing for Mitigation Measure	Responsible Party / Approving Agency	Verification (Date and Initials)
<p>Mitigation Measure TCR-6: Inadvertent Discovery of Tribal Cultural Resources (Non-Funerary/Non-Ceremonial). In the event that previously unidentified tribal cultural resources are discovered during construction, the qualified archaeologist and the Tribal Monitor(s) shall have the authority to temporarily divert and/or temporarily halt ground-disturbance activities in the area of discovery to allow for the evaluation of potentially significant cultural resources. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored ground-disturbing activities can proceed.</p> <p>If a potentially significant tribal cultural resource(s) is discovered, work shall stop within a 60-foot perimeter of the discovery and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed. All work shall be diverted away from the vicinity of the find(s), so that the find(s) can be evaluated by the qualified archaeologist and Tribal Monitor(s). The archaeologist shall notify the City and Consulting Tribes of said discovery. The qualified archaeologist, in consultation with the City, the Consulting Tribes, and the Tribal Monitor(s), shall determine the significance of the discovered resource. A recommendation for the treatment and disposition of the tribal cultural resource shall be made by the qualified archaeologist in consultation with the Consulting Tribes and the Tribal Monitor(s) and be submitted to the City for review and approval. Below are the possible treatments and dispositions of significant cultural resources in order of CEQA preference:</p> <ul style="list-style-type: none"> A. Full avoidance. B. If avoidance is not feasible, preservation in place. C. If preservation in place is not feasible, all items shall be reburied in an area away from any future impacts and reside in a permanent conservation easement or Deed Restriction. D. If all other options are proven to be infeasible, data recovery through excavation and then curation in a Curation Facility that meets the Federal Curation Standards (36 CFR 79) <p>If the tribal cultural resource is determined by the Consulting Tribes to be associated with the Kizh Nation, the Kizh Nation shall recover and retain the tribal cultural resource in the form and/or manner the Kizh Nation deems appropriate, in the Kizh Nation’s sole discretion, and for any purpose the Kizh Nation deems appropriate, including for educational, cultural and/or historic purposes</p>	<p>During construction activities.</p>	<p>Qualified Archaeologist and Tribal Monitor(s) / City of Redlands Department of Development Services or designee</p>	
<p>Mitigation Measure TCR-7: Inadvertent Discovery of Human Remains and Associated Funerary or Ceremonial Objects. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Associated Funerary objects, also called associated grave goods in Public</p>	<p>During construction activities.</p>	<p>Qualified Archaeologist and Tribal Monitor(s) / City of Redlands Department of</p>	

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Mitigation Measure or Regulatory Compliance Measures	Timing for Mitigation Measure	Responsible Party / Approving Agency	Verification (Date and Initials)
<p>Resources Code Section 5097.98, are also to be treated according to this statute. If Native American human remains and/or grave goods are discovered or recognized on the project site, then Public Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed. Human remains and associated grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2). The following specific conditions shall be imposed to protect Native American human remains and/or cremations and associated funerary or ceremonial objects:</p> <ul style="list-style-type: none"> A. Any discovery of human remains/associated burial goods shall be kept confidential to prevent further disturbance. B. No photographs are to be taken except by the coroner, with written approval by the Consulting Tribes. C. Should human remains and/or cremations be encountered on the surface or during any and all ground-disturbing activities (i.e., clearing, grubbing, tree and bush removal, grading, trenching, fence post placement and removal, construction excavation, excavation for all water supply, electrical, and irrigation lines, and landscaping phases of any kind), work in the immediate vicinity of the discovery shall immediately stop within a 100-foot perimeter of the discovery. The area shall be protected by the establishment of an Environmentally Sensitive Area (ESA) with a marked boundary. Project personnel/observers shall be restricted from entry into the ESA. The County Coroner shall be contacted within 24 hours of discovery. The County Coroner has 48 hours to make his/her determination pursuant to State and Safety Code §7050.5. and Public Resources Code (PRC) § 5097.98. D. In the event that the human remains and/or cremations are identified as Native American, the Coroner shall notify the Native American Heritage Commission within 24 hours of determination pursuant to subdivision (c) of HSC §7050.5. E. The Native American Heritage Commission shall immediately notify the person or persons it believes to be the Most Likely Descendant (MLD). The MLD has 48 hours, upon being granted access to the Project site, to inspect the site of discovery and make his/her recommendation for final treatment and disposition, with appropriate dignity, of the remains and all associated grave goods pursuant to PRC §5097.98 F. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or associated buried goods. However, the MLD may wish to rebury the human remains and/or cremation and sacred items in their place of discovery with no further disturbance where they will reside in perpetuity. The place(s) of reburial will not be disclosed by any party and is exempt from the 		Development Services or designee	

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Mitigation Measure or Regulatory Compliance Measures	Timing for Mitigation Measure	Responsible Party / Approving Agency	Verification (Date and Initials)
California Public Records Act (California Government Code § 6254[r]). The reburial location(s) of human remains and/or cremations and sacred items will be determined by the MLD, the landowner, and the Director of the City of Redlands Development Services Department, or their designee.			
Mitigation Measure TCR-8: Final Report. The final report(s) created as a part of the project (CRMP/AMTP, isolate records, site records, survey reports, testing reports, Tribal monitoring logs, etc.) shall be submitted to the Director of the City of Redlands Development Services Department, or their designee Lead Agency, and the Consulting Tribes for review and comment. After approval of all parties, the final reports are to be submitted to the appropriate Information Center (IC), and the Consulting Tribes.	Upon the completion of construction activities.	Qualified Archaeologist and Tribal Monitor(s) / City of Redlands Department of Development Services or designee and Consulting Tribes	
3.19 Utilities and Service Systems			
The proposed project would not result in any significant adverse impacts related to utilities and service systems. No mitigation is required.			
3.20 Wildfire			
The proposed project would not result in any significant adverse impacts related to wildfire. No mitigation is required.			

Source: 913 California Street Project Initial Study/Mitigated Negative Declaration (LSA 2025).