Chapter 4. Mitigation Monitoring and Reporting Program

4.1 Introduction

The California Environmental Quality Act (CEQA) requires a lead or public agency that approves or carries out a project for which an Environmental Impact Report 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 Redlands General Plan Transit Villages District and Specific Plan 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.

4.2 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 Redlands General Plan Transit Villages District and Specific Plan Project. The table identifies the Project Design Features; Plans, Programs, Policies (PPPs); 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 Plans, Programs, Policies; 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 4-1: MITIGATION MONITORING AND REPORTING PROGRAM
THE REDLANDS GENERAL PLAN TRANSIT VILLAGES DISTRICT AND SPECIFIC PLAN PROJECT EIR

Plans, Programs, and Policies /Project Design Feature/ Mitigation Measure	Timing	Responsible for Ensuring Compliance / Verification	Date Completed and Initials
AESTHETICS			
MM AES-1: Construction Lighting. The developer and construction contractors shall install all temporary construction lighting such that: (a) lamps and reflectors do not illuminate upon areas beyond the implementing project site, including any off-site security buffer areas; (b) lighting does not cause excessive reflected glare; (c) direct lighting does not illuminate the nighttime sky; (d) illumination of the project site and its immediate vicinity is minimized; and (e) lighting is directed toward construction work areas and shielded from offsite areas.	In Construction Plans and Specifications. Prior to Building Permits.	City of Redlands Building and Safety Division	
AIR QUALITY			
MM AQ-1: Tier 3 Construction Equipment. Construction plans and specifications and construction permitting for developments within the TVSP area shall include the requirement that for construction equipment greater than 150 horsepower (>150 HP), the Construction Contractor shall use off-road diesel construction equipment that complies with Environmental Protection Agency (EPA)/California Air Resources Board (CARB) Tier 3 emissions standards during all construction phases and will ensure that all construction equipment be tuned and maintained in accordance with the manufacturer's specifications.	In Construction Plans and Specifications. Prior to Demolition and Grading Permits	City of Redlands Building and Safety Division	
MM AQ-2: Low VOC Paints. Construction plans and specifications and construction permitting for developments within the TVSP area shall include the requirement that "Super-Compliant" low VOC paints shall be utilized that have been reformulated to exceed the regulatory VOC limits put forth by SCAQMD's Rule 1113. Super-Compliant low VOC paints shall be no more than 10 grams per liter (g/L) of VOC. Alternatively, the applicant may utilize tilt-up concrete buildings that do not require the use of architectural coatings.	In Construction Plans and Specifications. Prior to Building Permits.	City of Redlands Building and Safety Division	
MM AQ-3: Electric Construction Equipment. Construction plans and specifications and construction permitting for developments within the TVSP area shall include the requirement that contract specifications for construction activities rely on the electricity infrastructure surrounding the construction site,	In Construction Plans and Specifications. Prior to Demolition Permits	City of Redlands Building and Safety Division	

Plans, Programs, and Policies /Project Design Feature/ Mitigation Measure	Timing	Responsible for Ensuring Compliance / Verification	Date Completed and Initials
if available rather than electrical generators powered by internal combustion engines.			
MM AQ-4: Alternative Fueled Construction Equipment. Construction plans and specifications and construction permitting for developments within the TVSP area shall include the requirement to use of alternative fueled, engine retrofit technology, after-treatment products (e.g., diesel oxidation catalysts, diesel particulate filters), and/or other options as they become available, including all off-road and portable diesel-powered equipment.	In Construction Plans and Specifications. Prior to Demolition Permits	City of Redlands Building and Safety Division	
MM AQ-5: Construction Equipment Maintenance. Construction plans and specifications and construction permitting for developments within the TVSP area shall include the requirement that construction equipment be maintained in good operating condition pursuant to manufacturer specifications to reduce emissions. The Construction Contractor shall ensure that all construction equipment is being properly serviced and maintained as per the manufacturer's specification. Maintenance records shall be available at the construction site for City verification.	In Construction Plans and Specifications. Prior to Demolition Permits	City of Redlands Building and Safety Division	
MM AQ-6: Construction Vehicle Management Plan. Prior to the issuance of any grading permits for developments within the TVSP area, the applicant and/or building operators shall submit construction plans and a construction vehicle management plan to the City of Redlands denoting the proposed schedule and projected equipment use. The construction vehicle management plan shall include such things as: idling time requirements; requiring hour meters on equipment; documenting the serial number, horsepower, age, and fuel of all onsite equipment. The plan shall include that California state law requires equipment fleets to limit idling to no more than 5 minutes. Construction contractors shall provide evidence that low emission mobile construction equipment will be utilized, or that their use was investigated and found to be infeasible for the project as determined by the City. Contractors shall also conform to any construction measures imposed by the SCAQMD as well as City Planning Staff.	In Construction Plans and Specifications. Prior to Demolition Permits	City of Redlands Building and Safety Division	
MM AQ-7: Enhanced Energy Efficiency. Prior to the issuance of building permits, the Project applicant shall submit energy usage calculations to the Planning Division showing that the Project is designed to achieve 5 percent (%) efficiency beyond the incumbent California Building Code Title 24 requirements. Example of measures that reduce energy consumption include,	In Construction Plans and Specifications. Prior to Building Permits	City of Redlands Building and Safety Division	

Plans, Programs, and Policies /Project Design Feature/ Mitigation Measure	Timing	Responsible for Ensuring Compliance / Verification	Date Completed and Initials
but are not limited to, the following (it being understood that the items listed below are not all required and merely present examples; the list is not all-inclusive and other features that reduce energy consumption also are acceptable): • Increase in insulation such that heat transfer and thermal bridging is minimized; • Limit air leakage through the structure and/or within the heating and cooling distribution system; • Use of energy-efficient space heating and cooling equipment; • Installation of electrical hook-ups at loading dock areas; • Installation of dual-paned or other energy efficient windows; • Use of interior and exterior energy efficient lighting that exceeds then incumbent California Title 24 Energy Efficiency performance standards; • Installation of automatic devices to turn off lights where they are not needed; • Application of a paint and surface color palette that emphasizes light and off-white colors that reflect heat away from buildings; • Design of buildings with "cool roofs" using products certified by the Cool Roof Rating Council, and/or exposed roof surfaces using light and off-white colors; • Design of buildings to accommodate photo-voltaic solar electricity systems or the installation of photo-voltaic solar electricity systems; Installation of ENERGY STAR-qualified energy-efficient appliances, heating and cooling systems, office equipment, and/or lighting products.			

Plans, Programs, and Policies /Project Design Feature/ Mitigation Measure	Timing	Responsible for Ensuring Compliance / Verification	Date Completed and Initials
MM AQ-8: Enhanced Water Conservation. To reduce water demands and associated energy use, subsequent development proposals within the TVSP area shall incorporate a Water Conservation Strategy and demonstrate a minimum 30% reduction in outdoor water usage when compared to baseline water demand (total expected water demand without implementation of the Water Conservation Strategy). Development proposals within the TVSP area shall also implement the following: • Landscaping palette emphasizing drought tolerant plants; • Use of water-efficient irrigation techniques; • U.S. EPA Certified WaterSense labeled or equivalent faucets, high-efficiency toilets (HETs), and water-conserving shower heads; • Use of recycled water, when available.	In Construction Plans and Specifications. Prior to Building Permits	City of Redlands Building and Safety Division	
MM AQ-9: Localized Emissions. For implementing projects within the TVSP area, the applicant shall be responsible for submitting a focused project-level air quality assessment that includes the modeling of localized on-site emissions associated with daily grading activities anticipated for the proposed development. During the City's review process of development applications in the TVSP area, the applicant shall conduct or shall have conducted modeling of the regional and the localized emissions (nitrogen oxides [NOX], carbon monoxide [CO], Particulate Matter 10 microns in diameter or less [PM10], and Particulate Matter 2.5 microns in diameter or less [PM2.5]) associated with the maximum daily grading activities estimated for the proposed individual developments. If the modeling shows that emissions would exceed the SCAQMD's significance thresholds for those emissions, the maximum daily grading activities of the proposed development shall be limited to the extent that could occur without resulting in emissions in excess of SCAQMD's significance thresholds for those emissions.	Prior to Discretionary Project Approval	City of Redlands Planning Division	

Plans, Programs, and Policies /Project Design Feature/ Mitigation Measure	Timing	Responsible for Ensuring Compliance / Verification	Date Completed and Initials
MM AQ-10: Toxic Air Contaminants. Applicants for residential and other sensitive land use projects (e.g., hospitals, nursing homes, day care centers) in the TVSP area within 1,000 feet of a major sources of TACs (e.g., warehouses, industrial areas, freeways, roadways, and rail lines with traffic volumes over 10,000 vehicle per day), as measured from the property line of the project to the property line of the source/edge of the nearest travel lane, shall submit a health risk assessment (HRA) to the City of Redlands prior to future discretionary project approval. The HRA shall be prepared in accordance with policies and procedures of CEQA and the SCAQMD. If the HRA shows that the incremental cancer risk exceeds ten in one million (10E-06), PM10 concentrations exceed 2.5 microgram per cubic meter (µg/m3), PM2.5 concentrations exceed 2.5 µg/m3, or the appropriate noncancer hazard index exceeds 1.0, the applicant will be required to identify and demonstrate that mitigation measures are capable of reducing potential cancer and non-cancer risks to an acceptable level (i.e., below ten in one million or a hazard index of 1.0), including appropriate enforcement mechanisms. Measures to reduce risk may include but are not limited to: • Air intakes located away from high volume roadways and/or truck loading zones. • Heating, ventilation, and air conditioning systems of the buildings provided with appropriately sized maximum efficiency rating value (MERV) filters (e.g., MERV 13 or better).	Prior to Discretionary Project Approval	City of Redlands Planning Division	
CULTURAL RESOURCES			
PPP CUL-1: The City of Redlands Historic Architectural Design Guidelines shall apply to all projects within the TVSP Area. The Secretary of the Interior's *Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings* may also be applicable to properties or projects that may affect historic buildings and resources.	Prior to Discretionary Project Approval	City of Redlands Planning Division	
MM CUL-1: Historical Properties. Prior to issuance of a permit for a development project within the TVSP area that could directly or indirectly impact a building/structure in excess of 50 years of age, the City shall determine whether the affected building/structure is historically significant.	In Construction Plans and Specifications. Prior to Demolition Permits	City of Redlands Planning Division	

Plans, Programs, and Policies /Project Design Feature/ Mitigation Measure	Timing	Responsible for Ensuring Compliance / Verification	Date Completed and Initials
The evaluation of historic architectural resources shall be based on criteria such as age, location, context, association with an important person or event, uniqueness, or structural integrity. Preferred mitigation for historic buildings or structures shall be to avoid significant impacts to the resource through project redesign. If the resource cannot be entirely avoided, all prudent and feasible measures to minimize harm to the resource shall be taken. An historical resource assessment report shall be prepared by a qualified architectural historian meeting the U.S. Secretary of the Interior standards for each project to document the methods used to determine the presence or absence of historical resources, to identify potential impacts from a project, and to evaluate the significance of any historical resources identified. If potentially significant impacts to a historical resource are identified, the report will also recommend appropriate mitigation to reduce the impacts to below a significant degree, where possible. If mitigation is required, mitigation programs can also be included in the report. Depending upon project impacts, measures shall include, but are not limited to: • Preparing a historic resource management plan; • Adding new construction that is compatible in size, scale, materials, color, and workmanship to the historical resource (such additions, whether portions of existing buildings or additions to historic districts, shall be clearly distinguishable from historic fabric); • Repairing damage according to the Secretary of the Interior's Standards for Rehabilitation; • Screening incompatible new construction from view through the use of berms, walls, and landscaping in keeping with the historic period and character of the resource; and • Shielding historic properties from noise generators through the use of sound walls, double glazing, and air conditioning.			
MM CUL-2: Desktop Review. During environmental review for future projects located within the TVSP area, a qualified archaeologist will prepare a brief letter report to determine the likelihood for the project site to contain archaeological resources. This letter report will contain the results of	Prior to Discretionary Project Approval	City of Redlands Planning Division	

Plans, Programs, and Policies /Project Design Feature/ Mitigation Measure	Timing	Responsible for Ensuring Compliance / Verification	Date Completed and Initials
background research and will tier off the research conducted in the Redlands Transit Villages Specific Plan Project Cultural and Paleontological Assessments prepared by Material Culture Consulting, Inc. Additional reference material will be reviewed, including project area specific historic photographs, topographic maps and existing historic information. The background information provided in the Redlands Transit Villages Specific Plan Project Cultural and Paleontological Assessments will be valid for five (5) years, after which time an updated search of the CHRIS will be required and submitted as an addendum to the original document. If there is any evidence that the project site has an increased sensitivity for archaeological or tribal cultural resources, based on existing onsite historic-age buildings or structures, or if previously identified resources are present within the project area or vicinity, then Mitigation Measure CUL-4 through Mitigation Measure CUL-6 shall be implemented.			
MM CUL-3: Native American Coordination. Where a recorded Native American archaeological site is identified, the City shall initiate coordination with identified California Indian tribes. It should be noted that during the coordination process, tribal representative(s) will be directly involved in making recommendations regarding the significance of a prehistoric archaeological site, which could be considered a historic tribal cultural resource listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k).	Prior to Discretionary Project Approval	City of Redlands Planning Division	
MM CUL-4: Phase 2 Archaeological Site Testing. If previously identified archaeological resources are present within the project area, a Phase 2 Archaeological Site Testing program shall be recommended, which would include evaluating the horizontal and vertical dimensions of a site, the chronological placement, site function, artifact/ecofact density and variability, presence/absence of subsurface features, and research potential. Results of the testing program, in tandem with the Native American coordination process required by Mitigation Measure CUL-3 will determine the historic significance of the resource. When appropriate, the final testing report must be submitted to the City for eligibility determination and possible designation. An agreement on the	In Construction Plans and Specifications. Prior to Demolition Permits	City of Redlands Planning Division	

Plans, Programs, and Policies /Project Design Feature/ Mitigation Measure	Timing	Responsible for Ensuring Compliance / Verification	Date Completed and Initials
appropriate form of mitigation is required prior to distribution of a draft environmental document, should one be required. If no significant resources are found, and site conditions are such that there is no potential for further discoveries, then no further action is required. Resources found to be non-significant as a result of a survey and/or assessment will require no further work beyond documentation of the resources on the appropriate Department of Parks and Recreation site forms and inclusion of results in the survey and/or assessment report. If no significant resources are found but results of the initial evaluation and testing phase indicate there is still a potential for resources to be present in portions of the property that could not be tested, then development of a mitigation and monitoring program is required.			
MM CUL-5: Data Recovery Program. If significant cultural resources are present within a given Project Area, preferred mitigation for significant cultural resources is avoidance through project redesign. If the resource cannot be entirely avoided, all prudent and feasible measures to minimize harm shall be taken. For archaeological resources where preservation is not an option, a Data Recovery Program is required, which includes a Collections Management Plan. The program and plan will be subject to City review and approval prior to implementation. The data recovery program shall be based on a written research design and is subject to the provisions as outlined in CEQA Section 21083.2. The data recovery program must be reviewed and approved by the City Development Services Department.	In Construction Plans and Specifications.	City of Redlands Planning Division	
MM CUL-6: Archaeological Resources Management Plan (ARMP). If resources are discovered within a given Project Area, or if there is a high potential for encountering resources, an Archaeological Resources Management Plan (ARMP) will be required. In this case, the ARMP should include the following, at a minimum: At least 90 days prior to issuance of grading permits, the project permittee/owner shall retain a qualified archaeological monitor to prepare the ARMP and to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources. Qualified archaeological monitor(s) will have a minimum of a bachelor's degree, verifiable training and one year of monitoring experience in Southern California on similar projects. Prior to grading, the project permittee/owner shall provide to the City Development Services Department verification that a qualified monitor has	In Construction Plans and Specifications. Prior to Grading Permit	City of Redlands Planning Division	

Plans, Programs, and Policies /Project Design Feature/ Mitigation Measure	Timing	Responsible for Ensuring Compliance / Verification	Date Completed and Initials
been retained. Monitors will report to the Project Archaeologist for the Project and may work in collaboration with Native American monitors for tribal cultural resources that may be a historical resource as defined in Public Resources Code section 5020.1(k). • The Project Archaeologist shall meet the U.S. Secretary of the Interior Standards. • Any newly discovered archaeological resource deposits shall be subject to a formal significance evaluation. • The Project Archaeologist will work in coordination with consulting tribes, the permittee/owner, and the City on the ARMP to address the details, timing, and responsibility of all archaeological activities that will occur on the project site. Details in the plan shall include, at a minimum: a. Project grading and development scheduling; b. The development of a schedule in coordination with the permittee/owner/consulting Native American tribes and the Project Archaeologist during grading, excavation and ground-disturbing activities on the site: including the scheduling, safety requirements, duties, scope of work, and Native American tribal monitors' authority to stop and redirect grading activities in coordination with all project archaeologists; and, c. The protocols and stipulations that the permittee/owner, City, tribes, and Project Archaeologist will follow in the event of inadvertent archaeological resource discoveries, including any newly discovered archaeological resource deposits that shall be subject to a archaeological resources evaluation. • A final report documenting the monitoring activity and disposition of any recovered archaeological resources shall be submitted to the City of Redlands, South Central Coast Information Center (SCCIC), and consulting tribes within 60 days of completion of monitoring. *A. Pregrading Conference*			

Plans, Programs, and Policies /Project Design Feature/ Mitigation Measure	Timing	Responsible for Ensuring Compliance / Verification	Date Completed and Initials
The Project Archaeologist and/or designee shall participate in a pre-grading conference with development staff and construction operations, to ensure an understanding of the monitoring requirements and implementation procedures to be utilized during construction. This meeting shall take place before the initiation of major ground-disturbing activities. Training at this meeting shall inform all construction personnel of the procedures to be followed upon the discovery of archaeological resources, general archaeological items, including the archaeology and culture history of the area, as well as pictures of typical artifacts, sites, and resources that can be found during construction. This training should stress applicable state, federal, and local laws, and include information on what to do in case an unanticipated discovery is made by a worker. All construction personnel should be instructed to stop work within a 50-foot radius of the find and immediately inform their field supervisor upon any discovery in the Project Area. The Project Archaeologist and Native American monitors shall be called to assess the find to determine if additional monitors should be mobilized to the Project Area to examine and evaluate the resources. *B. Archaeological Monitoring* An adequate number of qualified archaeological monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored, including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist. Archaeological monitoring will include inspection of exposed cut surfaces and spoils piles. Monitors maintain close communication with the on-site construction personnel to maintain a safe working environment and to be fully appraised of the upcoming Project activity areas and any schedule changes. All monitors shall complete daily documentation of all construction activities requiring monitoring, including the location of monitoring activities throughout the day, observations of sediment type and distribution, observations regarding resources, collection of resources and other information. This documentation will be prepared by each monitor on each shift, in a Daily Field Monitoring			

Plans, Programs, and Policies /Project Design Feature/ Mitigation Measure	Timing	Responsible for Ensuring Compliance / Verification	Date Completed and Initials
Summary and Daily Artifact Collection log, as relevant to the discoveries each day. The monitor shall photograph ground disturbing activities, sediment, and resources for documentation purposes and will fill out a Photograph Log each day. The Daily Field Monitoring Summary, Daily Artifact Collection Log and/or Photograph Log comprise the field notes. These notes shall be filed weekly with the Project Archaeologist and be made available to the Proponent and City upon request. C. *Monitor's Authority to Temporarily Halt Project Activities* Archaeological monitors have the authority to initiate a temporary work stoppage of construction activities to assess and/or recover a potentially significant discovery. It is important that all earthmoving contractor personnel recognize the authority of the monitor(s) to redirect Project construction activities. The monitor(s) will attempt to minimize schedule impacts, however, in cases of significant discovery, this process can be quite lengthy, and recent discoveries in the region have shown the area to be highly sensitive for cultural materials. The monitor(s) will stay with the discovery and notify the construction foreman and the Project Archaeologist. If phone communication is problematic, the monitor will demarcate a 50-ft buffer zone around the specimen using flagging pins until the find is assessed and potential impacts to archaeological resources are avoided, minimized, or mitigated. *D. Unanticipated Discovery Protocol* If inadvertent discoveries of subsurface archaeological resources are discovered during grading, the Project Archaeologist shall assess the significance of such resources and shall meet and confer with the City Development Services Department and designated Native American monitors from consulting tribes regarding the mitigation for such resources. *E. Data Recovery Plan for Archaeological Resources* The following plan identifies protocol for assessing newly discovered resources. This section follows state guidelines for management of archaeological resources, as well as current best practices and industry standards for cultural resource management professional. Please note that when inadvertent discoveries of Native American archaeological resources occur, coordination with consulting Native American tribes/affiliations should			

Plans, Programs, and Policies /Project Design Feature/ Mitigation Measure	Timing	Responsible for Ensuring Compliance / Verification	Date Completed and Initials
be completed prior to removal or treatment of these resources, to ensure proper treatment and disposition, as outlined in Mitigation Measures TCR-3. The Project Archaeologist shall be contacted to flag the area in the field and determine if the archaeological deposits meet the CEQA definition of historical (State CEQA Guidelines 15064.5(a)) and/or unique archaeological resource (Public Resources Code 21083.2(g)). If the find is considered a "resource" the archaeologist shall pursue either protection in place or recovery, salvage and treatment of the deposits. *F. Isolates* Less than three artifacts in one location are defined as isolates. These may consist of, for example, a single projectile point, a culturally modified animal bone, or a glass bottle. When isolates are discovered, the monitor carefully examines the surrounding area to ensure that other artifacts are not present. Subsequently, the monitor photographs the isolate with a scale bar, obtains GPS coordinates of the location and records the isolate using standard California Department of Parks and Recreation (DPR) series 523 forms. *I. Archaeological Sites* Archaeological sites consist of more than three artifacts in one location. In addition, sites may have features such as rock ovens, burials, and other human-created alterations of the natural environment - with or without the presence of artifacts. Sites and features require evaluation to determine if they meet significance criteria as per CEQA. An archaeological site is considered significant if it is eligible or potentially eligible for listing in the CRHR. When an archaeological site is discovered during any Project activity, the archaeological monitor will divert construction away from the area at a minimum distance of 50 ft from the find and establish an exclusionary zone (flagging pins/tape) around the resource. The archaeological monitor(s) will then notify the Project Archaeologist for direction on how to proceed. Regardless of the outcome of the significance and CRHR eligibility assessment, every feature and site require a standard set of data collection for analysis and recordation on standard DPR forms. Features or sites older than 50 years must be delineated and photographed, GPS coordinates must be taken, and features and site records are completed including production of field maps and sketch map drawings. Thorough mapping is required for all features or			

Plans, Programs, and Policies /Project Design Feature/ Mitigation Measure	Timing	Responsible for Ensuring Compliance / Verification	Date Completed and Initials
sites, and include an accurate elevation measurement, the depth the deposit extends below surface and true north reading. Recovery, salvage and treatment protocols shall be developed in accordance with applicable provisions of Public Resource Code Section 21083.2 and State CEQA Guidelines 15064.5 and 15126.4. If unique archaeological resources cannot be preserved in place or left in an undisturbed state, recovery, salvage and treatment shall be required at the applicant's expense. All recovered and salvaged resources shall be prepared to the point of identification and permanent preservation by the archaeologist. Resources shall be identified and curated into an established accredited professional repository, at the Western Science Center in Hemet. Excavation as a treatment option will be restricted to those parts of the unique archaeological resource that would be damaged or destroyed by the project. All items found in association with Native American human remains shall be considered grave goods and sacred in origin and subject to special handling pursuant to Mitigation Measure TCR-4.			
MM CUL-7: Human Remains. Procedures taken upon discovery of human remains will be consistent with State Law (California Health and Safety Code Section 7050.5; California PRC Section 5907.98) and CR-3. If human remains are encountered during project grading, no further disturbance shall occur until the San Bernardino County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. The monitor(s) will immediately divert work a minimum of 100 feet and place an exclusion zone (flagging pins) around the burial. In-place preservation and protection from further disturbance shall always be the preferred approach. If the San Bernardino County Coroner determines the remains to be Native American, the NAHC shall be contacted within a twenty-four (24) hour timeframe. Subsequently, the NAHC shall identify the "most likely descendant." The most likely descendant (MLD) shall then make recommendations and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98. According to the California Health and Safety Code, six or more human burials at one location	In Construction Plans and Specifications.	City of Redlands Planning Division	

Plans, Programs, and Policies /Project Design Feature/ Mitigation Measure	Timing	Responsible for Ensuring Compliance / Verification	Date Completed and Initials
constitute a cemetery (Section 8100), and willful disturbance of human remains is a felony (Section 7052). If the coroner determines the remains represent a historic-era, non-Native American burial, standard non-invasive analysis of the skeletal remains and any artifacts will be performed on any burials removed. Reburial in place is preferred, but if burials are removed, they will be reinterred in an appropriate setting. If the coroner determines the remains to be modern, the coroner will take custody of the remains. Reburial locations will be formally recorded on standard DPR forms as an Archaeological Redeposit. The site record will include maps of the original and reburial locations. The record will include dates of excavation and interment and a list of individuals (with affiliation) present during reburial. A burial treatment report will be prepared separately from any other reports and will be a confidential document. Copies will be filed with the Eastern Information Center, the MLD and the NAHC (latter two for Native American burials only). Any skeletal analysis or artifact analysis will be included in the final monitoring compliance report for the Project.			
MM CUL-8: Monitoring Compliance Report. The Project Archaeologist shall prepare a final archaeological report prior to issuance of final building inspection, or other City milestone, to verify compliance with project conditions and mitigation measures. The report shall follow industry standard guidelines and City of Redlands requirements and shall include at a minimum: a discussion of monitoring methods and techniques uses, the results of the monitoring program including any artifacts recovered, an inventory of any resources recovered, updated DPR forms, if any, and any other site(s) identified, final disposition of the resources, and any additional recommendations. A final copy shall be submitted to the City of Redlands Development Services Department and the South Central Coast Information Center (SCCIC).	In Construction Plans and Specifications.	City of Redlands Planning Division	
MM CUL-9: Curation of Archaeological Resources. All archaeological materials, including original maps, field notes, non-burial related artifacts, catalog information, and final reports recovered during public and/or private development projects must be permanently curated with an appropriate institution, one that has the proper facilities and staffing for ensuring research access to the collections consistent with state and federal standards. In the	In Construction Plans and Specifications.	City of Redlands Planning Division	

Plans, Programs, and Policies /Project Design Feature/ Mitigation Measure	Timing	Responsible for Ensuring Compliance / Verification	Date Completed and Initials
event that a prehistoric and/or historic deposit is encountered during construction monitoring, a collections management plan would be required in accordance with the project Mitigation and Monitoring Program. The disposition of human remains and burial-related artifacts that cannot be avoided or are inadvertently discovered is governed by state (i.e., Assembly Bill 2641 [Coto] and California Native American Graves Protection and Repatriation Act of 2001 [Health and Safety Code 8010-8011]) and federal (i.e., Native American Graves Protection and Repatriation Act [U.S. Code 3001-3013]) law, and must be treated in a dignified and culturally appropriate manner with respect for the deceased individual(s) and their descendants. Any human bones and associated grave goods of Native American origin shall be turned over to the appropriate Native American group for repatriation, as further stipulated in Mitigation Measures TCR-3 and TCR-4. Arrangements for long-term curation of all recovered artifacts, with the exception of tribal cultural resources, must be established between the applicant/property owner and the consultant prior to the initiation of the Phase 2 Archaeological Site Testing Program. This information must then be included in the archaeological survey, testing, and/or data recovery report submitted to the City for review and approval. Curation must be accomplished in accordance with the California State Historic Resources Commission's Guidelines for the Curation of Archaeological Collection (dated May 7, 1993) and, if federal funding is involved, Title 36 of the Code of Federal Regulations, Part 79.			
GEOLOGY AND SOILS			
MM GEO-1: Paleontological Resources Management Program (PRMP). If a project proposes subsurface disturbance within an area mapped as a high sensitivity geologic unit (i.e., older alluvial deposits), or subsurface disturbance greater than 5 feet deep within an area mapped at the surface as a low sensitivity geologic unit (i.e., younger alluvial deposits), a paleontological resource management program (PRMP) is required unless a qualified paleontologist retained by a Project Proponent provides a letter to the City	In Construction Plans and Specifications. Prior to Grading Permits	City of Redlands Planning Division	

Plans, Programs, and Policies /Project Design Feature/ Mitigation Measure	Timing	Responsible for Ensuring Compliance / Verification	Date Completed and Initials
verifying that a PRMP is not warranted based on the results of a project-specific assessment. The PRMP will be reviewed and approved by the City prior to the issuance of a grading permit. The PRMP will be designed and implemented prior to any ground disturbance activities to monitor, salvage, and curate any recovered fossils associated with the project area, should these be unearthed. It is recommended that, if necessary, a project's PRMP implement the following standard procedures: 1. The applicant shall retain a qualified paleontologist (Project Paleontologist) approved by the City to create and implement a project-specific plan for monitoring site grading/earthmoving activities. As per Society of Vertebrate Paleontology (SVP) guidelines, a qualified paleontological monitor is an individual who has demonstrated sufficient paleontological training and field experience to have acceptable knowledge and experience of fossil identification, salvage and collection methods, paleontological techniques, and stratigraphy. An undergraduate degree in geology or paleontology is preferable but is less important than documented experience performing paleontological monitoring. The paleontological monitor must work under the direction of the Project Paleontologist. 2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring requirements as appropriate. These requirements shall be documented by the project paleontologist in a paleontological resource management program (PRMP). This PRMP shall be submitted to the City for approval prior to issuance of a grading permit. Information to be contained in the PRMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows: a. The Project Paleontologist shall participate in a pre-construction project meeting with development staff			

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and construction operations to ensure an understanding of any monitoring measures required during construction, as applicable. b. Paleontological monitoring of earthmoving activities will be conducted on an as-needed basis by the project paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The project paleontologist or his/her assign will have the authority to reduce monitoring once he/she determines the probability of encountering fossils has dropped below an acceptable level. c. If the Project Paleontologist finds fossil remains, earthmoving activities will be diverted temporarily around the fossil site until the remains have been evaluated, documented, and recovered. Earthmoving will be allowed to proceed through the site when the Project Paleontologist determines the fossils have been recovered and/or the site mitigated to the extent necessary. d. If fossil remains are encountered by earthmoving activities when the Project Paleontologist is not onsite, these activities will be diverted around the fossil site and the Project Paleontologist called to the site immediately to evaluate, document, and recover the remains. e. If fossil remains are encountered, fossiliferous rock and soil will be recovered from the fossil site and processed to allow for the recovery of smaller fossil remains. Test samples may be recovered from other sampling sites in the geologic unit if appropriate.			

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f. 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, an 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 will then be accessioned into the museum* repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. g. A qualified paleontologist shall prepare a report of findings made during all site grading activity with an appended itemized list of fossil specimens recovered during grading (if any). This report shall be submitted to the Development Services Department for review and approval prior to building final inspection as described elsewhere in these conditions. *A. Pregrading Conference* The Project Paleontologist and/or designee shall participate in a pre-grading conference with development staff and construction operations, to ensure an understanding of the monitoring requirements and implementation procedures to be utilized during construction. This meeting shall take place before the			

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initiation of major ground-disturbing activities. Training at this meeting shall inform all construction personnel of the procedures to be followed upon the discovery of paleontological resources, general paleontological items, including the paleontology and geology of the area, as well as pictures of typical fossils that can be found during construction. This training should stress applicable state, federal, and local laws, and include information on what to do in case an unanticipated discovery is made by a worker. All construction personnel should be instructed to stop work within a 50-foot radius of the find and immediately inform their field supervisor upon any discovery in the project area. The Project Paleontologist shall be called to assess the find to determine if monitors should be mobilized to the project area to examine and evaluate the fossils. *B. Paleontological Monitoring* Paleontological monitoring of earthmoving activities within older Quaternary alluvial deposits will be initially conducted on a full-time basis, and earthmoving activities below five feet within younger Quaternary alluvial deposits will be conducted on a part-time (spot-checking) basis by the paleontological monitor. The Project Paleontologist may re-evaluate the necessity for paleontological monitoring after initial examination of the affected sediments during excavation, which may result in part-time or spot-checking the remainder of excavations, or cessation of monitoring. Paleontological monitoring of construction excavations involves field inspection of trenches, spoils piles, scraped or graded surfaces. Monitors shall maintain close communication with the on-site construction personnel to maintain a safe working environment and to be fully appraised of the upcoming Project activity areas and any schedule changes. All monitors shall complete daily documentation of all construction activities requiring monitoring, including the location of monitoring activities throughout the day, observations of sediment type and distribution, observations regarding paleontological resources, collection of resources and other information. This documentation will be prepared by each monitor on each shift, in a Daily			

Plans, Programs, and Policies /Project Design Feature/ Mitigation Measure	Timing	Responsible for Ensuring Compliance / Verification	Date Completed and Initials
Field Monitoring Summary and Daily Paleontological Locality Collection log, as relevant to the discoveries each day. The monitor shall photograph ground disturbing activities, sediment, and resources for documentation purposes and will fill out a Photograph Log each day. The Daily Field Monitoring Summary, Daily Paleontological Locality Collection Log and/or Photograph Log shall comprise the field notes. These notes shall be filed weekly with the Project Paleontologist and be made available to the Proponent and City upon request. C. *Monitor's Authority to Temporarily Halt Project Activities* Paleontological monitors have authority to initiate a temporary work stoppage of construction activities to assess and/or recover paleontological discoveries. It is important that all earthmoving contractor personnel recognize the authority of the paleontological monitor(s) to redirect project construction activities. The monitor(s) will attempt to minimize schedule impacts, however, in cases of large discoveries, this process can be quite lengthy, and recent discoveries in the region have shown the area to be highly sensitive for paleontological materials. The monitor(s) will stay with the discovery and notify the construction foreman and the Project Paleontologist. The monitor will demarcate a 50-foot buffer zone around the specimen using flagging or other high-visibility methods until the find is assessed and potential impacts to paleontological resources are avoided, minimized, or mitigated. *D. Data Recovery Plan for Paleontological Resources* If fossils are discovered, the qualified paleontological monitor shall recover them. In the instance of an extended salvage period, the Project Paleontologist shall work with the construction manager to temporarily direct, divert, or halt earthwork to allow recovery of fossil remains in a timely manner. If the find is too large to be managed by one monitor, additional assistance will be called upon to expedite the process. Because of the potential for the recovery of small fossil remains, it may be necessary to collect bulk samples (up to 6,000 pounds) of sedimentary rock matrix. Screen-washing will only occur in the event of a significant discovery. The Project			

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Paleontologist will consult with the Project Applicant/Proponent prior to collecting any bulk samples. Scientifically significant fossils of microscopic size consisting of vertebrates, invertebrates, plants, or trace fossils, may be in sediments that produce significant finds. The locations of any significant discoveries should be sampled and later screen-washed and picked in the paleontological laboratory to fully document the microfaunal or microfloral diversity of the locality. Construction activities shall continue outside of a 50-foot buffer to the discovery site based on the size of the fossil and in consultation with the foreperson and other construction leads. All scientifically important fossils shall be salvaged and fully documented within a detailed stratigraphic framework as construction conditions and safety considerations permit. Fossils will only be retrieved from within the project boundaries. Once the fossils have been partially prepared in the laboratory, non-significant resources such as bone fragments lacking identifiable features (processes or definable skeletal structures) shall be discarded or used only for educational or public outreach purposes. *F. Monitoring Compliance Report* The Project Paleontologist shall prepare a final paleontological report prior to issuance of final building inspection, or other City milestone, to verify compliance with project conditions and mitigation measures. The report shall follow industry standard guidelines and City of Redlands requirements and shall include at a minimum: a discussion of monitoring methods and techniques uses, the results of the monitoring program including any fossils recovered, an inventory of any resources recovered, locality forms, if any, final disposition of the resources, and any additional recommendations. *G. Curation of Paleontological Resources* Fossil remains collected during monitoring and salvage shall be cleaned, repaired, sorted, and catalogued as part of the monitoring program. When potentially scientifically significant fossil discoveries are made by			

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paleontological monitors, they should be quickly and professionally explored, assessed, and evaluated to minimize construction delays; the City Development Services Department and Project Paleontologist will be notified immediately. Additional paleontologists will be brought in to assist with the salvage as needed. Salvages may consist of the relatively rapid removal of small isolated fossils from an active cut, to hand-quarrying of larger fossils over several hours, to excavations of large fossils or large numbers of smaller fossils from a bone bed over several days or weeks. At each paleontological locality, the Project Paleontologist or paleontological monitor will record the field number, date of discovery and date of collection, geographic coordinates, elevation, formation, stratigraphic provenance, lithologic description of sediment that produced the fossil(s), type(s) of fossils and type(s) of element(s), taphonomic and paleoenvironmental interpretations, associations with other fossils, photograph(s), and collector(s). All fossils and matrix samples must be properly labeled prior to removal from the locality where they were discovered and taken to a secure laboratory for preparation to the point of identification and curation.			
HYDROLOGY AND WATER QUALITY			
PPP HYD-1 National Pollutant Discharge Elimination System (NPDES). Projects will be constructed in accordance with the NPDES General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities, NPDES No. CAS000002. Compliance requires a risk assessment, a SWPPP, and associated BMPs.	In Construction Plans and Specifications. Prior to Demolition and Grading Permits	City of Redlands Building and Safety Division	

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PPP HYD-2 Santa Ana RWQCB MS4 Permit. Projects will be constructed and operated in accordance with the Santa Ana RWQCB Municipal Stormwater (MS4) Permit for the part of the Santa Ana Basin in San Bernardino County in 2010 (Order No. R8-2010-0036). The MS4 Permit requires new development and redevelopment projects to adopt a WQMP to: • Control contaminants into storm drain systems • Educate the public about stormwater impacts • Detect and eliminate illicit discharges • Control runoff from construction sites • Implement BMPs and site-specific runoff controls and treatments	In Construction Plans and Specifications. Prior to Grading Permits	City of Redlands Building and Safety Division	
NOISE			
MM NOI-1: Construction Equipment. Prior to the issuance of a demolition, grading, or construction permit for new development within the TVSP, the project plans and specifications shall require that construction contractors equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards, and all stationary construction equipment shall be placed so that emitted noise is directed away from the noise-sensitive use nearest the construction activity.	In Construction Plans and Specifications. Prior to Demolition, Grading Permits	City of Redlands Building and Safety Division	
MM NOI-2: Construction Staging. Prior to the issuance of a demolition, grading, or construction permit for new development within the TVSP, the project plans and specifications shall require that the construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receiver nearest to the construction activity.	In Construction Plans and Specifications. Prior to Demolition, Grading, and Building Permits	City of Redlands Building and Safety Division	
MM NOI-3: Construction Noise Levels. Prior to the issuance of a demolition, grading, or construction permit for new development within the TVSP, the project plans and specifications shall demonstrate that all construction activity within the TVSP will satisfy the exterior construction noise level of 80 dBA Leq at a sensitive receiver (e.g., residential).	In Construction Plans and Specifications. Prior to Demolition, Grading, and Building Permits	City of Redlands Building and Safety Division	

Plans, Programs, and Policies /Project Design Feature/ Mitigation Measure	Timing	Responsible for Ensuring Compliance / Verification	Date Completed and Initials
MM NOI-4: Construction Noise Barriers: Prior to the issuance of a demolition, grading, or construction permit for new development within the TVSP that could exceed the exterior construction noise level of 80 dBA L_{eq} at a sensitive receiver (e.g. residential), the project plans and specifications shall detail the installation of temporary construction noise barriers for occupied noise-sensitive uses for the duration of construction activities that could exceed the TVSP construction noise level thresholds. The noise control barrier(s) must provide a solid face from top to bottom and shall: • Provide a minimum transmission loss of 20 dBA and be constructed with an acoustical blanket (e.g. vinyl acoustic curtains or quilted blankets) attached to the construction site perimeter fence or equivalent temporary fence posts; • Be maintained and any damage promptly repaired. Gaps, holes, or weaknesses in the barrier or openings between the barrier and the ground shall be promptly repaired; and • Be removed and the site appropriately restored upon the conclusion of the construction activity.	In Construction Plans and Specifications. Prior to Demolition, Grading, and Building Permits	City of Redlands Building and Safety Division	
MM NOI-5: Residential Exterior Noise: Prior to the issuance of a building permit for new residential dwelling units within the TVSP, the Project plans and specifications shall demonstrate compliance with the 60 dBA CNEL exterior noise level standard as defined by Table 7-11 of the City of Redlands General Plan Healthy Community Element through preparation of an acoustical analysis. The outdoor environment is limited to private yard of single family as measured at the property line; multifamily private patio or balcony which is served by a means of exit from inside; mobile home park; hospital patio; park picnic area; school playground; hotel and recreational area as intended by the General Plan Healthy Community Element.	In Construction Plans and Specifications. Prior to Demolition, Grading, and Building Permits	City of Redlands Building and Safety Division	
MM NOI-6: Residential Interior Noise: Prior to the issuance of a building permit for new residential dwelling units within the TVSP, the Project plans and specifications shall demonstrate compliance with the 45 dBA CNEL interior noise level standard as defined by Table 7-11 of the General Plan Healthy Community Element and by Title 24, Part 2, of the California Building Code through preparation of an acoustical analysis.	In Construction Plans and Specifications. Prior to Building Permits	City of Redlands Building and Safety Division	

Plans, Programs, and Policies /Project Design Feature/ Mitigation Measure	Timing	Responsible for Ensuring Compliance / Verification	Date Completed and Initials
MM NOI-7: Non-Residential Developments: Prior to the issuance of a building permit for a non-residential development within the TVSP that has the potential to impact noise sensitive residential land uses, the project plans and specifications shall demonstrate compliance with Municipal Code Section 8.06.090(F).	In Construction Plans and Specifications. Prior to Building Permits.	City of Redlands Building and Safety Division	
MM NOI-8: Construction Vibration: Prior to approval of a demolition permit, grading plans, and/or issuance of building permits for construction activities within 100 feet of existing residential structures or occupied noise-sensitive uses that require the use of large bulldozers, large loaded trucks, jackhammers, pile drivers, and/or caisson drills, the City of Redlands Building and Safety Division shall ensure that construction plans and specifications state that the use of such vibratory equipment shall be prohibited within 100 feet of existing residential structures or occupied noise-sensitive uses. Instead, small rubber-tired bulldozers shall be used within this area during demolition and/or grading operations to reduce vibration effects. If the use of large bulldozers, loaded trucks, jackhammers, pile drivers, and/or caisson drills is necessary within 100 feet of existing residential structures or occupied noise-sensitive uses, the project Applicant/Developer shall demonstrate compliance with Municipal Code, Section 8.06.020 vibration perception threshold as 0.01 inches per second (in/sec) RMS.	In Construction Plans and Specifications. Prior to Demolition, Grading, and Building Permits	City of Redlands Building and Safety Division	
MM NOI-9: Construction Vibration Near Fragile Historic: Any site-specific development project within 25 feet of an extremely fragile historic building shall engage a qualified structural engineer to conduct a pre-construction assessment of the structural integrity of the nearby historic structure(s) and submit evidence to the City of Redlands Building and Safety Division detailing that the operation of vibration-generating equipment associated with the new development would not result in structural damage to the adjacent historic building(s). If recommended by the pre-construction assessment, groundborne vibration monitoring of nearby historic structures shall be required.	In Construction Plans and Specifications. Prior to Demolition, Grading, and Building Permits	City of Redlands Building and Safety Division	
PUBLIC SERVICES			

Plans, Programs, and Policies /Project Design Feature/ Mitigation Measure	Timing	Responsible for Ensuring Compliance / Verification	Date Completed and Initials
PPP PS-1: Development Impact Fees. As a standard requirement for implementing projects within the TVSP Area, and prior to issuance of any building permits for the implementing project, the project applicants/developers shall pay all applicable City of Redlands Development Impact Fees (DIF) pursuant to the Redlands Municipal Code and/or adopted fee schedules.	Prior to Building Permit.	City of Redlands Planning Division	
PPP PS-2: Park Fees. As a Condition of Approval for implementing projects within the TVSP area, the project applicants/developers shall pay applicable park related fees pursuant to Redlands Municipal Code Chapter 3.32.	Prior to Building Permit.	City of Redlands Planning Division	
TRANSPORTATION			
Mitigation Measure TR-1: VMT Screening. Prior to approval of any site plan, any applicant for an implementing project within a TPA or TAZ 53827101 shall prepare a VMT Screening Analysis pursuant to the City of Redlands CEQA Assessment VMT Analysis Guidelines and provide this Analysis to the City of Redlands Planning Division and Engineering Division. The VMT Screening Analysis shall demonstrate that the implementing project meets the screening criteria set forth in in the City of Redlands CEQA Assessment VMT Analysis Guidelines. If the implementing project does not meet the screening criteria set forth in Screening Criteria 1, 2, 3, or 4, the implementing project applicant shall prepare a VMT analysis pursuant to the City of Redlands CEQA Assessment VMT Analysis Guidelines, and, if necessary, provide mitigation in order to reduce VMT generated by the implementing project such as: • Modifying the project's build environment characteristics to reduce the VMT generated by the project • Implementing Transportation Demand Management (TDM) measures to reduce VMT generated by the project • Participating in an available VMT fee program and/or VMT mitigation exchange or banking program if any exist to reduce VMT from the project or other land uses to achieve acceptable levels	Prior to Discretionary Project Approval.	City of Redlands Planning Division	

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• Implementing pedestrian and sidewalk improvements consistent with the TVSP (i.e., wider than typical 5-foot-wide sidewalks for high-pedestrian traffic areas) • Constructing bicycle network improvements along the project's frontage consistent with the TVSP		City of Redlands Planning Division	
TRIBAL CULTURAL RESOURCES			
MM TCR-1: Archaeological Resources Management Plan (ARMP). If resources are discovered within a given Project Area, for any ground disturbing activities within 300 feet of the Mill Creek Zanja, or if there is a high potential for encountering resources, an Archaeological Resources Management Plan (ARMP) and tribal monitoring shall be required. In this case, the ARMP should include the following, at a minimum: • At least 90 days prior to issuance of grading permits, the project permittee/owner shall retain a qualified archaeological monitor to prepare the ARMP and to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources. Qualified archaeological monitor(s) will have a minimum of a bachelor's degree, verifiable training and one year of monitoring experience in Southern California on similar projects. Prior to grading, the project permittee/owner shall provide to the City Development Services Department verification that a qualified monitor and a Native American monitor from the consulting tribe(s) have been retained. Archaeological monitors will report to the project Archaeologist for the project and may work in collaboration with Native American monitors from consulting tribes. The project Archaeologist shall meet the U.S. Secretary of the Interior Standards. • Any newly discovered archaeological resource deposits shall be subject to a formal significance evaluation. • The project Archaeologist will work in coordination with consulting tribes, the permittee/owner, and the City on the ARMP to address the details, timing, and responsibility of all archaeological activities that will occur on the project site. Details in the plan shall include, at a minimum:	In Construction Plans and Specifications. Prior to Grading Permits	City of Redlands Planning Division	

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a. Project grading and development scheduling; b. The development of a schedule in coordination with the permittee/owner, consulting Native American tribes, and the Project Archaeologist during grading, excavation and ground-disturbing activities on the site: including the scheduling, safety requirements, duties, scope of work, and Native American tribal monitors' authority to stop and redirect grading activities in coordination with all project archaeologists; and, c. The protocols and stipulations that the permittee/owner, City, tribes, and Project Archaeologist will follow in the event of inadvertent archaeological resource discoveries, including any newly discovered archaeological resource deposits that shall be subject to an archaeological resources evaluation. • A final report documenting the monitoring activity and disposition of any recovered archaeological resources shall be submitted to the City of Redlands, South Central Coast Information Center (SCCIC), and consulting tribes within 60 days of completion of monitoring.			
Mitigation Measure TCR-2: Inadvertent Discovery of Tribal Cultural Resources. In the event that Native American tribal cultural resources are inadvertently discovered during the course of grading for any project being developed under the Transit Villages Specific Plan, the following procedures will be carried out for treatment and disposition of the discoveries: 1. Temporary Curation and Storage: During the course of construction, all discovered resources shall be temporarily curated in a secure location onsite or at the offices of the Project archaeologist. The removal of any artifacts from the Project Site will need to be thoroughly inventoried with tribal monitor oversight of the process. Construction staff should also be provided with cultural sensitivity training, including identification of possible in situ tribal cultural resources. 2. Treatment and Final Disposition: The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required	In Construction Plans and Specifications. Prior to Grading Permits	City of Redlands Planning Division	

Plans, Programs, and Policies /Project Design Feature/ Mitigation Measure	Timing	Responsible for Ensuring Compliance / Verification	Date Completed and Initials
mitigation for impacts to cultural resources. The applicant shall relinquish the artifacts through one or more of the following methods and provide the City of Redlands with evidence of same: a. Accommodate the process for onsite reburial of the discovered items with the interested Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed. b. A curation agreement with an appropriate qualified repository within San Bernardino County or Riverside County that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within San Bernardino County or Riverside County, to be accompanied by payment of the fees necessary for permanent curation. c. For purposes of conflict resolution, if more than one Native American tribe or band is involved with the Project and cannot come to an agreement as to the disposition of cultural materials, they shall be curated at the San Bernardino County Museum (or similar appropriate qualified repository able and willing to accept the tribal cultural resources) by default. d. At the completion of grading, excavation and ground disturbing activities on the site a Phase IV Monitoring Report shall be submitted to the City of Redlands documenting monitoring activities conducted by the Project Archaeologist and Native Tribal Monitors within 60 days of completion of grading. This report shall document the impacts to the known resources on the property; describe how each mitigation measure was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pre-grading meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from the archaeologist. All reports			

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produced will be submitted to the City of Redlands, CHRIS, and consulting tribe(s).			
Mitigation Measure TCR-3: Treatment and Disposition of Tribal Cultural Resources. In the event that tribal cultural resources, including historic and pre-contact materials, are discovered during the course of ground disturbance for any project being developed under the Transit Villages Specific Plan, 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 an archaeologist meeting the Secretary of the Interior's standards. Work on the other portions of the project, outside of the buffered area, may continue during this assessment period. 2. Notification and information regarding the nature of the find shall be made to the representatives of all consulting tribe(s). 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). 4. Treatment and Final Disposition: The Applicant shall relinquish ownership of all cultural resources, including sacred items, burial goods, archaeological artifacts, and non-human remains discovered during construction of the proposed project. The Applicant shall relinquish the cultural resources through one or more of the following methods and provide the City of Redlands with evidence of same: a. Accommodate the onsite reburial of the discovered cultural resources in consultation with the consulting Native American tribe(s) or band(s). The reburial area shall be protected from any future impacts. All reburials are subject to a reburial agreement that shall be developed between the landowner and the consulting tribes outlining the determined reburial process/location, and shall include measures and provisions to protect the reburial area from any future impacts (vis-a-vis project plans,	In Construction Plans and Specifications. Prior to Grading Permits	City of Redlands Planning Division	

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conservation/preservation easements, etc.). Reburial shall not occur until all cataloguing and recordation have been completed. b. In the event that reburial is infeasible, and/or if more than one Native American tribe or band is involved with the proposed project and cannot come to a consensus as to the disposition of cultural resources within one hundred and twenty (120) days from the initial recovery of the items, the cultural resources shall be curated. The landowner shall relinquish all ownership and rights to this material and confer with the consulting tribes to identify an American Association of Museums (AAM)-accredited facility within the County that can accession the materials into their permanent collections and provide for the proper care of these objects in accordance with the 1993 CA Curation Guidelines. A curation agreement with an appropriate qualified repository shall be developed between the landowner and museum that legally and physically transfers the collections and associated records to the facility. c. Within 60 days following the completion of ground-disturbing activities, a Monitoring Compliance Report shall be submitted to the City of Redlands. The Monitoring Report shall document monitoring activities conducted by the Project Archaeologist and Native Tribal Monitor(s) including: any impact to cultural resources discovered on the project site; how each mitigation measure was fulfilled; the type of cultural resources recovered and the disposition of such resources; evidence of completion of pre-grading cultural sensitivity training required for the construction staff; and daily/weekly monitoring notes from the archaeologist in a confidential appendix. The Monitoring Compliance Report shall be submitted to the City of Redlands, the South Central Coastal Information Center, and the consulting tribe(s).			
MM TCR-4: Discovery of Human Remains. In the event that human remains are encountered on any project site of any project being developed under the Transit Villages Specific Plan, the construction contractors, Project Archaeologist, and designated Native American Tribal Monitor (if any) shall immediately stop all work within 100 feet of the discovery. The Applicant shall immediate notify the San Bernardino County Coroner, the City of Redlands Police Department, and the City of Redlands Development Services	In Construction Plans and Specifications. Prior to Grading Permits	City of Redlands Planning Division	

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Department. The County Coroner shall be permitted to examine the remains consistent with the requirements of California Code of Regulations (CCR) §15064.5(e). State 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. The MLD recommendations may include scientific removal and nondestructive analysis of human remains and items associated with Native American burials, preservation of Native American human remains and associated items in place, relinquishment of Native American human remains and associated items to the descendants for treatment, or any other culturally appropriate treatment. 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 South Central Coastal Information Center and/or NAHC. According to the 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). In the event that the project proponent and the MLD are in disagreement regarding the disposition of the remains, State law will apply and the mediation and decision process will occur with the NAHC (see Public Resources Code Sections 5097.98(e) and 5097.94(k)).			