

MITIGATION MONITORING REPORTING PROGRAM

Project: 1101 California Street Warehouse (Lot Merger No. 8; Planned Development No.7 **Applicant:** CRP/NPP Redlands Industrial Owner, LLC

Lead Agency: City of Redlands

Date: March 2024

Mitigation Measures No. / Implementing Action	Implementation Timing	Party Responsible for Implementation	Party Responsible for Monitoring	Date of Completion/Notes
Biological Resources				
<p>BIO-1: Preconstruction Nesting Bird Survey: If construction or other Project activities are scheduled to occur during the nesting bird season (February 1 through August 31), a preconstruction nesting bird survey shall be conducted by a qualified avian biologist to ensure that active bird nests will not be disturbed or destroyed. The survey shall be completed no more than three days prior to initial ground disturbance. The nesting bird survey shall include the Project Site and adjacent areas where Project activities have the potential to affect active nests, either directly or indirectly, due to construction activity, noise, human activity, or ground disturbance. If an active nest is identified, a qualified avian biologist shall establish an appropriately sized non-disturbance buffer around the nest using flagging or staking. Construction activities shall not occur within any non-disturbance buffer zones until the nest is deemed inactive by the qualified avian biologist. If initial ground-disturbing activities are scheduled to occur during the nesting bird season, then a biological monitor shall be present during all vegetation removal activities to ensure no impacts to nesting birds occur.</p>	<p>Prior to any ground-disturbing activities</p>	<p>Qualified Avian Biologist</p>	<p>City of Redlands</p>	
Cultural Resources				
<p>CR-1: In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. If significant pre-contact and/or historic-era cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot</p>	<p>Prior to any ground-disturbing activities</p>	<p>Project Proponent Archaeologist</p>	<p>City of Redlands</p>	

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<p>be ensured, the archaeologist shall develop a Monitoring and Treatment Plan. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.</p>				
<p>CR-2: If human remains are discovered, work shall halt in that area until a determination can be made regarding the provenance of the human remains, and the following procedures as set forth in CEQA Section 15064.5(e), the California Public Resources Code (Sec. 5097.98), and the State Health and Safety Code (Sec. 7050.5) shall be undertaken. All work shall be directed away from the location of the discovery and any nearby area reasonably suspected of overlaying adjacent human remains until a determination can be made by the medical examiner. The medical examiner will determine if the remains are or are most likely to be of Native American origin. If human remains are determined to be Native American, the medical examiner will notify the NAHC within 24 hours. If human remains are not Native American, the medical examiner will determine the appropriate course of action with the city staff (Public Resources Code 5097.98).</p>	<p>During all earth moving activities</p>	<p>Project Proponent Archaeologist</p>	<p>Project Archaeologist City of Redlands</p>	

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Geology and Soils				
GEO-1: The recommendations regarding site preparation and construction, as described in a Final Geotechnical Investigation as approved by the City Engineer, shall be incorporated into project design.	Prior to issuance of grading permits	Project Proponent Paleontologist	Paleontologist City of Redlands	
<p>GEO-2: Establish a procedure for the management of paleontological materials found on-site during project development, including the following provisions:</p> <p>If materials are found on-site during grading, it is required that work be halted until a qualified paleontologist evaluates the find to determine if it represents a significant paleontological resource.</p> <p>If the resource is determined to be significant, the paleontologist shall supervise removal of the material and determine the most appropriate archival storage of the material.</p> <p>Appropriate materials shall be prepared, catalogued, and archived at the applicant's expense and shall be retained within San Bernardino County if feasible.</p>	Upon discovery of paleontological resources	Project Proponent Paleontological Monitor	City of Redlands	
Tribal Cultural Resources				
TCR-1: Tribal Monitoring Services Agreement: Prior to the issuance of grading permits, the applicant shall enter into a Tribal Monitoring Services Agreement with the Morongo Band of Mission Indians (MBMI) for the Project. The Tribal Monitor shall 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 shall have the authority to temporarily divert, redirect, or halt the ground-disturbing activities to allow identification, evaluation, and potential recovery of cultural resources.	Upon discovery of any pre-contact or historic-era resources	Qualified Archeologist	Morongo Band of Mission Indians Cultural Resources Department City of Redlands	

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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 will conduct 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.	Upon completion of project cultural reports	Qualified Archeologist	City of Redlands	
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 Tribe[s] 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.	Prior to any ground-disturbing activities	Qualified Archeologist	City of Redlands	
TCR-4: Pre-Grade Meeting: The retained Qualified archeologist and Consulting Tribe[s] representative shall attend the pre-grade meeting with the grading contractors to explain and coordinate the requirements of the monitoring plan.	Prior to any ground-disturbing activities	Qualified Archeologist and Consulting Tribe[s] representative[s]	City of Redlands Consulting Tribe[s]	
TCR-5: On-site Monitoring: During all ground-disturbing activities the Qualified Archaeologist and the Tribal Monitor shall be on-site full-time. The frequency of inspections shall depend on the rate of excavation, the	Upon discovery of any pre-contact or historic-era resources	Qualified Archeologist	City of Redlands Consulting Tribe[s]	

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<p>materials excavated, and any discoveries of Tribal Cultural Resources as defined in California Public Resources Code Section 21074. Archaeological and Tribal Monitoring will be discontinued when the depth of grading and the soil conditions no longer retain the potential to contain cultural deposits. The Qualified Archaeologist, in consultation with the Tribal Monitor, shall be responsible for determining the duration and frequency of monitoring.</p>				
<p>TCR-6: Significant Resources: The Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted of any pre-contact and/or historic-era cultural resources discovered during project implementation and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a Cultural Resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with YSMN, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents YSMN for the remainder of the project, should YSMN elect to place a monitor on-site.</p>	<p>Upon discovery of any pre-contact or historic-era resources</p>	<p>Qualified Archeologist</p>	<p>Yuhaaviatam of San Manuel Nation Cultural Resources Department City of Redlands</p>	
<p>TCR-7: Project Documents: Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to YSMN. The Lead Agency and/or applicant shall, in good faith, consult with YSMN throughout the life of the project.</p>	<p>Upon completion of project archeological/cultural reports</p>	<p>Qualified Archeologist</p>	<p>City of Redlands Consulting Tribe[s]</p>	
<p>TCR-8: Final Report: The final report[s] created as a part of the project (AMTP, isolate records, site records, survey reports, testing reports, etc.) shall be submitted to the Lead Agency and Consulting Tribe[s] for review and comment. After approval of all parties, the final reports are to be submitted to the Eastern Information Center, and the Consulting Tribe[s].</p>	<p>Upon completion of project archeological/cultural reports</p>	<p>Qualified Archeologist</p>	<p>City of Redlands Consulting Tribe[s]</p>	