

Appendix I:
Mitigation Monitoring and Reporting Program

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**Mitigation Monitoring and Reporting Program
for the
Park Avenue and Alabama Street Warehouse Project
Initial Study/Mitigated Negative Declaration
City of Redlands, San Bernardino County, California**

Prepared for:

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Date: April 5, 2019

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Table 1: Park Avenue and Alabama Street Warehouse Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
Cultural Resources					
<p>MM CUL-1: Archaeological Monitoring: The Applicant shall retain a Secretary of Interior Standards qualified archaeological monitor. The monitor shall be present during all ground-disturbing activities to identify any known or suspected archaeological and/or cultural resource. The qualified archaeologist shall develop an Archaeological Monitoring and Treatment Plan to address the details, timing and responsibility of all archaeological and cultural resource activities that occur on the project site. The plan shall be developed in coordination with the City of Redlands and consulting tribe(s) and shall include, but shall not be limited to:</p> <ul style="list-style-type: none"> a. Project grading and development scheduling. b. A rotating monitoring schedule during all ground related activities, including but not limited to, all site preparation/construction/demolition based activities, testing and data recovery on the project site. The monitoring plan shall include scheduling, safety requirements, duties, scope of work, and a discussion of the Native American Tribal Monitors’ authority to stop and redirect grading activities in coordination with the Project Archaeologists. c. The protocols and stipulations that the Applicant, City of Redlands, Native American Tribal Monitor(s) and Project Archaeologist shall follow in the event of previously unknown cultural resources discoveries that could be subject to a cultural resources evaluation. 	Verify inclusion in grading plan notes; site inspection; approval of schedule; submittal of documentation	Prior to issuance of a grading permit and during grading activities.	City of Redlands Development Services Department, Planning Division		
<p>MM CUL-2: If significant cultural resources are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to Interested Tribe(s) for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.</p>	Verify inclusion in grading plan notes; site inspection; submittal of documentation	During grading activities (in the event cultural resources are discovered and avoidance cannot be ensured)	City of Redlands Development Services Department, Planning Division		

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<p>MM CUL-3: In the event of an accidental discovery or recognition of any human remains or funerary objects, Public Resource Code Section 5097.98 must be followed. In this instance, once project-related earthmoving begins and if there is accidental discovery or recognition of any human remains, the following steps shall be taken:</p> <p>1. There shall be no further excavation or disturbance of the site or any nearby area (within a 100-foot buffer of the find), as reasonably suspected to overlie adjacent human remains, until the City of Redlands Police Department and San Bernardino County Coroner are contacted to determine if the remains are Native American and if an investigation of the cause of death is required. If the coroner determines the remains to be Native American, the coroner shall contact the NAHC within 24 hours, and the NAHC shall identify the person or persons it believes to be the “most likely descendant” of the deceased Native American. The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resource Code Section 5097.98, or</p> <p>2. Where the following conditions occur, the landowner or his/her authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely descendent or on the project area in a location not subject to further subsurface disturbance:</p> <ul style="list-style-type: none"> • The NAHC is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 48 hours after being notified by the commission; • The descendent identified fails to make a 	<p>Verify inclusion in grading plan notes; site inspection; notification of County Coroner; submittal of documentation</p>	<p>During grading activities (in the event of the discovery of any human remains)</p>	<p>City of Redlands Development Services Department, Planning Division; San Bernardino County Coroner</p>		

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recommendation; or <ul style="list-style-type: none"> The landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the NAHC fails to provide measures acceptable to the landowner. 					
Geology and Soils					
<p>MM GEO-1: A paleontological resources monitor shall be present during all project excavations that occur 10 feet or more below ground surface. In the event that fossils or fossil-bearing deposits are discovered during construction activities, excavations within a 100-foot radius of the find shall be temporarily halted or diverted. The applicant shall retain a qualified paleontologist to examine the discovery. The applicant shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. The paleontologist shall document the discovery as needed in accordance with Society of Vertebrate Paleontology standards and assess the significance of the find under the criteria set forth in CEQA Guidelines Section 15064.5. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction activities are allowed to resume at the location of the find. If the applicant determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of construction activities on the discovery. The plan shall be submitted to the City of Redlands for review and approval prior to implementation, and the applicant shall adhere to the recommendations in the plan.</p>	Verify inclusion in grading plan notes; site inspection; approval of schedule; submittal of documentation	Prior to issuance of a grading permit and during grading activities	City of Redlands Development Services Department, Planning Division		

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Noise					
<p>MM NOI-1: In addition to adherence to the City of Redlands’s policies found in the Noise Element and Municipal Code limiting the construction hours of operation, the following measures will reduce construction noise and vibrations, emanating from the proposed project:</p> <ol style="list-style-type: none"> 1. During all project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards. 2. The contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site. 3. Equipment shall be shut off and not left to idle when not in use. 4. The contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the project site during all project construction. At least a distance of 200 feet or greater. 5. Jackhammers, pneumatic equipment and all other portable stationary noise sources shall be shielded and noise shall be directed away from sensitive receptors. 6. Limit the use of heavy equipment or vibratory rollers and soil compressors along the northern project boundary to the greatest degree possible. It is acknowledged that some soil compression may be necessary along the project boundaries. 7. Limit haul truck deliveries to the same hours specified for construction equipment (between the hours of 7:00 AM to 6:00 PM Monday to Saturdays; with no activity allowed on Sundays or holidays). The contractor shall design delivery routes to minimize the exposure of sensitive land uses or residential dwellings to delivery truck related noise. 	Verify inclusion in grading plan notes; site inspection	During grading activities	City of Redlands Development Services Department, Planning Division		

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Transportation and Circulation					
MM TRANS-1: The developer shall contribute to the City of Redlands Development Impact Fee (DIF) program as well as the San Bernardino County adopted traffic impact fee program (Nexus) in addition to any fair share contributions shown within the traffic study which is not covered within this fee program.	Verify inclusion in project specifications; site inspection	Prior to issuance of occupancy permits	City of Redlands Development Services Department, Planning Division		
MM TRANS-2: Construct Alabama Street from the north project boundary to Park Avenue at its ultimate half-section width including roadway improvements, bicycle lanes, transit stops and landscaping in conjunction with development, as necessary.	Verify inclusion in project specifications; site inspection	Prior to issuance of occupancy permits	City of Redlands Development Services Department, Planning Division		
MM TRANS-4: Sight distance at each project access should be reviewed with respect to California Department of Transportation/City of Redlands standards in conjunction with the preparation of final grading, landscaping, and street improvement plans.	Verify inclusion in project specifications, site inspection	Prior to issuance of occupancy permits	City of Redlands Development Services Department, Planning Division		
MM TRANS-5: On-site traffic signing and striping should be implemented in conjunction with detailed construction plans for the project. On-site traffic control plans shall comply with the California Manual of Uniform Traffic Control Devices (2014).	Verify inclusion in project specifications; site inspection	Prior to issuance of occupancy permits	City of Redlands Development Services Department, Planning Division		
MM TRANS-6: The site shall provide sufficient parking spaces to meet City of Redlands parking code requirements in order to service on-site parking demand.	Verify inclusion in project specifications; site inspection	Prior to issuance of occupancy permits	City of Redlands Development Services Department, Planning Division		

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Tribal Cultural Resources					
<p>MM TCR-1: Tribal Monitoring. A Native American Monitor from the consulting tribe(s), who wish to partake in monitoring, alongside an archaeological monitor with at least 3 years of regional experience, shall be present during all ground disturbing proceedings, on a simultaneous or rotating basis, based on the scope of work; including but not limited to, all site preparation/construction/demolition based activities, testing and data recovery. Monitoring agreements with the consulting tribe(s) shall be provided to the City prior to issuance of a grading permit.</p>	Verify inclusion in grading plan notes, site inspection	Prior to issuance of a grading permit and during site grading	City of Redlands Development Services Department, Planning Division		
<p>MM TCR-2: 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, the following procedures shall be implemented:</p> <ol style="list-style-type: none"> 1. All work in the immediate vicinity of the find (within a 100-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). 	Verify inclusion in grading plan notes; site inspection; submittal of documentation	During grading activities (in the event cultural resources are discovered and avoidance cannot be ensured)	City of Redlands Development Services Department, Planning Division		

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<p>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:</p> <p>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, conservation/preservation easements, etc.). Reburial shall not occur until all cataloguing and recordation have been completed.</p> <p>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</p>					

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<p>between the landowner and museum that legally and physically transfers the collections and associated records to the facility. This agreement shall stipulate the payment of fees necessary for permanent curation of the collections and associated records and the obligation of the Project developer/applicant to pay for those fees.</p> <p>c. Within 60 days following the completion of ground disturbing activities, a Phase IV Monitoring 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 Phase IV Monitoring Report shall be submitted to the City of Redlands, the South Central Coastal Information Center, and the consulting tribe(s).</p>					
<p>MM TCR-3: Archaeological/Cultural 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 consulting tribe(s).</p>	<p>Verify inclusion in grading plan notes; site inspection; submittal of documentation</p>	<p>During grading activities (in the event cultural resources are discovered and avoidance cannot be ensured)</p>	<p>City of Redlands Development Services Department, Planning Division</p>		

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<p>MM TCR-4: Discovery of Human Remains. In the event that human remains are encountered on the project site, the construction contractors, Project Archaeologist, and designated Native American Tribal Monitor shall immediately stop all work within 100 feet of the discovery. The Applicant shall immediately notify the San Bernardino County Coroner, the City of Redlands Police Department, and the City of Redlands Development Services Department. The County Coroner shall be permitted to examine the remains consistent with the requirements of California Code of Regulations (CCR) §15064.5(e). State Health and 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.</p> <p>The specific location of Native American burials and reburials will be proprietary and not disclosed to the general public. The locations will be documented by the Project Archaeologist in conjunction with the various stakeholders and a report of findings will be filed with the Eastern Information Center (EIC).</p>	<p>Verify inclusion in grading plan notes; site inspection; notification of County Coroner; submittal of documentation</p>	<p>During grading activities (in the event of the discovery of any human remains)</p>	<p>City of Redlands Development Services Department, Planning Division; San Bernardino County Coroner</p>		

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According to California Health and 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 median and decision process will occur with the NAHC (see Public Resources Code Section 5097.98(e) and 5097.94(k)).					