

**MITIGATION MONITORING AND REPORTING PROGRAM
SAFETY HALL AND COURTHOUSE DEMOLITION,
GENERAL PLAN AMENDMENT AND COMMERCIAL ZONING PROJECT**

This Mitigation Monitoring and Reporting Program has been prepared for use in implementing mitigation for the:

Safety Hall and Courthouse Demolition, General Plan Amendment and Commercial Zoning Project

The program has been prepared in compliance with State law and the Mitigated Negative Declaration (MND) prepared for the project by the City of Redlands (City).

The California Environmental Quality Act (CEQA) requires adoption of a reporting or monitoring program for those measures placed on a project to mitigate or avoid adverse effects on the environment (Public Resource Code Section 21081.6). The law states the reporting or monitoring program shall be designed to ensure compliance during project implementation.

The monitoring program contains the following elements:

- 1) The mitigation measures are recorded with the action and procedure necessary to ensure compliance. In some instances, one action may be used to verify implementation of several mitigation measures.
- 2) A procedure for compliance and verification has been outlined for each action necessary. This procedure designates who will take action, what action will be taken and when, and to whom and when compliance will be reported.
- 3) The program has been designed to be flexible. As monitoring progresses, changes to compliance procedures may be necessary based upon recommendations by those responsible for the program. As changes are made, new monitoring compliance procedures and records will be developed and incorporated into the program.

This Mitigation Monitoring and Reporting Program includes mitigation identified in the MND.

MITIGATION MONITORING AND RESPONSIBILITIES

As the Lead Agency, the City is responsible for ensuring full compliance with the mitigation measures adopted for the proposed project. The City will monitor and report on all mitigation activities. Mitigation measures will be implemented at different stages of development throughout the project site. In this regard, the responsibilities for implementation have been assigned to the Applicant, Contractor, or a combination thereof. If during the course of project implementation, any of the mitigation measures identified herein cannot be successfully implemented, the City shall be immediately informed, and the City will then inform any affected responsible agencies. The City, in conjunction with any affected responsible agencies, will then determine if modification to the project is required and/or whether alternative mitigation is appropriate.

STANDARD CONDITIONS

Standard Conditions are presented in instances where the proposed project would not create a significant impact but would be required to adhere to regulatory requirements in order to ensure impacts do not become significant. Standard Conditions outline compliance with various federal, State, and/or local acts, laws, rules, regulations, municipal codes, etc.

**MITIGATION MONITORING AND REPORTING PROGRAM
SAFETY HALL AND COURTHOUSE DEMOLITION,
GENERAL PLAN AMENDMENT AND COMMERCIAL ZONING PROJECT**

THIS PAGE INTENTIONALLY LEFT BLANK

**MITIGATION MONITORING AND REPORTING PROGRAM
SAFETY HALL AND COURTHOUSE DEMOLITION,
GENERAL PLAN AMENDMENT AND COMMERCIAL ZONING PROJECT**

MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST

Project Name: Safety Hall and Courthouse Demolition, General Plan Amendment and Commercial Zoning

Applicant: Vantage One Real Estate Investments V, LLC

Date: April 2018

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
AIR QUALITY					
AQ-1: On-site Watering during Construction. During all construction activities that involve demolition, rough grading and excavation, all earthen portions of the project site shall be watered at least twice per day so as to prevent fugitive dust from spreading beyond the boundaries of the project site. This measure shall be implemented to the satisfaction of the Director of the City of Redlands Development Services Department, Building and Safety Division, or designee.	Development Services Department, Building and Safety Division, or designee	During demolition, grading, excavation, or any other ground-disturbing activities.	Provide evidence to the City of the dates/times of each water application.		Withhold grading permit and/or issuance of a stop work order
BIOLOGICAL RESOURCES					
BIO-1: Pre-construction Burrowing Owl and Nesting Bird Survey. A burrowing owl and nesting bird pre-construction clearance survey shall be conducted within three days prior to demolition and ground disturbing activities. The survey shall encompass the entire area of project-related demolition and ground disturbance. If no active avian nests and no burrowing owls are found during the clearance survey, no additional mitigation will be required, and construction activities may commence. If an active burrowing owl or other avian nest is discovered during the pre-construction	City Planner or designee	Prior to the issuance of grading permits and/or during grading activities	Evidence the required pre-construction survey has been completed, and (as applicable), the establishment and maintenance of appropriate buffers.		Withhold grading permit and/or issuance of a stop work order

**MITIGATION MONITORING AND REPORTING PROGRAM
SAFETY HALL AND COURTHOUSE DEMOLITION,
GENERAL PLAN AMENDMENT AND COMMERCIAL ZONING PROJECT**

Project Name: Safety Hall and Courthouse Demolition, General Plan Amendment and Commercial Zoning

Applicant: Vantage One Real Estate Investments V, LLC

Date: April 2018

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
<p>clearance survey, construction activities shall be redirected around the nest(s). As determined by the City, a qualified biologist shall delineate the boundaries of any such buffer area. The buffer shall be sufficient to ensure that nesting behavior is not adversely affected by the construction activity. Once the qualified biologist has determined that young birds have successfully fledged or the nest has otherwise become inactive, a monitoring report shall be prepared and submitted to the City for review and approval prior to reinitiating construction activities within the buffer area. The monitoring report shall summarize the results of the nest monitoring, describe construction restrictions currently in place, and confirm that construction activities can proceed within the buffer area without jeopardizing the survival of the young birds. Construction within the designated buffer area shall not proceed until written authorization is received from California Department of Fish and Wildlife (CDFW). This measure shall be implemented to the satisfaction of the City Planning Division.</p>					
CULTURAL RESOURCES					
<p>CUL-1: Discovery of Cultural Resources during Demolition. Prior to the issuance of a demolition permit, evidence that a qualified professional archaeologist has been retained by the applicant shall be provided to the Development Services</p>	<p>City Planner or designee</p>	<p>Prior to the issuance of demolition permit and during</p>	<p>Evidence the construction documents include instructions in the event such a resource is detected, and as applicable,</p>		<p>Withhold grading permit and/or issuance of a stop work</p>

**MITIGATION MONITORING AND REPORTING PROGRAM
SAFETY HALL AND COURTHOUSE DEMOLITION,
GENERAL PLAN AMENDMENT AND COMMERCIAL ZONING PROJECT**

Project Name: Safety Hall and Courthouse Demolition, General Plan Amendment and Commercial Zoning

Applicant: Vantage One Real Estate Investments V, LLC

Date: April 2018

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
<p>Department. If prehistoric or historic resources over 50 years of age are encountered during demolition, then activities in the immediate area of the find shall be halted so that the archaeologist can assess the find. Work shall not continue at the discovery site until the archaeologist conducts sufficient research and data collection to make a determination that the resource is either 1) not cultural in origin; or 2) not potentially significant or eligible for listing in the National Register of Historic Places or California Register of Historical Resources.</p>		demolition	<p>1) Evidence appropriate buffer areas have been established;</p> <p>2) Evidence qualified archaeologist has been retained to inspect the find; and</p> <p>3) Completion of required evaluation and report by a qualified archeologist.</p>		order
<p>CUL 2: Discovery of Cultural Resources during Grading. Prior to issuance of grading permits, the applicant shall perform site testing for the presence of cultural resources to a depth beyond the previously disturbed soil depth as determined by the geotechnical report or provide monitoring during ground-disturbing activities as specified below. All ground-disturbing activities shall be monitored by a qualified archaeological monitor. If buried cultural resources materials are encountered during earthmoving and ground-disturbing activities, the archaeological monitor shall have the authority to instruct the construction supervisor to halt work within a 100-foot radius around the find and establish an exclusionary buffer. Construction personnel shall not collect or move any</p>	City Planner or designee	Prior to the issuance of grading permits and during grading	<p>Evidence the construction documents include instructions in the event such a resource is detected, and as applicable,</p> <p>1) Evidence appropriate buffer areas have been established;</p> <p>2) Evidence qualified archaeologist has been retained to inspect the find; and</p> <p>3) Completion of required</p>		Withhold grading permit and/or issuance of a stop work order

**MITIGATION MONITORING AND REPORTING PROGRAM
SAFETY HALL AND COURTHOUSE DEMOLITION,
GENERAL PLAN AMENDMENT AND COMMERCIAL ZONING PROJECT**

Project Name: Safety Hall and Courthouse Demolition, General Plan Amendment and Commercial Zoning

Applicant: Vantage One Real Estate Investments V, LLC

Date: April 2018

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
<p>archaeological materials or further disturb any soils within the exclusionary buffer, but construction activity may continue unimpeded on other portions of the project site. Construction activity shall not resume within the exclusionary buffer until a Secretary of Interior (SOI) Standards-qualified (project) archaeologist has inspected the find in accordance with federal, State, and local guidelines, to determine if the find is historic (i.e., 50 years of age or older) or qualifies for exceptional significance if less than 50 years old pursuant to California Code of Regulations Section 4852.</p> <p>If the project archaeologist determines the find is not historic (50 years of age or older) or does not qualify for exceptional significance if less than 50 years old, no further evaluation shall be required within the exclusionary buffer, and construction activity shall be allowed to resume therein. However, if the project archaeologist determines the find is 50 years of age or older or may qualify for exceptional significance if less than 50 years old, construction activity shall not resume within the exclusionary buffer, and Mitigation Measure CUL-3 shall apply. This measure shall be implemented to the satisfaction of the City Planning Division.</p>			evaluation and report by a qualified archeologist.		
CUL 3: Treatment of Cultural Resources. If the project archaeologist determines cultural resources are 50 years of age or older, or resources less than	City Planner or designee	During shovel testing, construction, or	Provide evidence to the City that a qualified archaeological monitor has		Withhold grading permit and/or

**MITIGATION MONITORING AND REPORTING PROGRAM
SAFETY HALL AND COURTHOUSE DEMOLITION,
GENERAL PLAN AMENDMENT AND COMMERCIAL ZONING PROJECT**

Project Name: Safety Hall and Courthouse Demolition, General Plan Amendment and Commercial Zoning

Applicant: Vantage One Real Estate Investments V, LLC

Date: April 2018

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
<p>50 years old but which qualify for exceptional significance pursuant to California Code of Regulations (CCR) Section 4852, are discovered on the project site, the project archaeologist shall develop and implement a Cultural Resources Discovery, Monitoring, and Treatment Plan for the appropriate treatment of all cultural resources encountered at the project site. The project archaeologist, the project applicant, the City Planning Division, and interested Native American tribal representatives (i.e., those who have expressed an interest in monitoring the project through the Assembly Bill 52 process) shall confer regarding the disposition of the discovered resource(s). Work shall not resume within the exclusionary buffer without City authorization.</p> <p>All subsequent ground-disturbing activities in native soils shall be monitored by a qualified archaeologist. The archaeological monitor shall be equipped to record and salvage archaeological resources that may be unearthed during such activities. The archaeological monitor shall be empowered to temporarily halt or divert grading equipment to allow recording, evaluation, and removal of unearthed resources.</p> <p>This measure shall be implemented to the satisfaction of the City Planning Division.</p>		any other ground-disturbing activities	<p>been retained and that the monitor will be present during all grading and other significant ground-disturbing, and as applicable,</p> <p>1) Evidence appropriate buffer areas have been established;</p> <p>2) Evidence of preparation of Cultural Resources Discovery, Monitoring, and Treatment Plan;</p> <p>3) Evidence appropriate Native American Parties have been engaged; and</p> <p>4) Completion of required evaluation and report by a qualified archeologist.</p>		issuance of a stop work order

**MITIGATION MONITORING AND REPORTING PROGRAM
SAFETY HALL AND COURTHOUSE DEMOLITION,
GENERAL PLAN AMENDMENT AND COMMERCIAL ZONING PROJECT**

Project Name: Safety Hall and Courthouse Demolition, General Plan Amendment and Commercial Zoning

Applicant: Vantage One Real Estate Investments V, LLC

Date: April 2018

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
GREENHOUSE GAS EMISSIONS					
<p>GHG-1: Greenhouse Gas Emission During Demolition, Grading, and Building Permits. Prior to issuance of demolition, construction, and building permits, the following GHG reduction measures shall be included on the construction plans and implemented during project construction:</p> <p>Energy Efficiency Measures</p> <ul style="list-style-type: none"> • Install light colored “cool” roofs (e.g. Energy Star roofing) or other highly reflective, highly emissive roofing materials where applicable; • Plant trees and vegetation near structures to shade buildings and reduce energy requirements or heating/cooling; • Install energy efficient lighting (e.g., light emitting diodes (LEDs)), heating and cooling systems, appliances, equipment, and control systems (e.g., Energy Star); and • Install energy-reducing programmable thermostats that automatically adjust temperature settings. <p>Transportation Measures</p>	City building official or designee	Prior to the issuance of demolition, grading, or building permits	Evidence of construction of the improvements.		Withhold building permit.

**MITIGATION MONITORING AND REPORTING PROGRAM
SAFETY HALL AND COURTHOUSE DEMOLITION,
GENERAL PLAN AMENDMENT AND COMMERCIAL ZONING PROJECT**

Project Name: Safety Hall and Courthouse Demolition, General Plan Amendment and Commercial Zoning

Applicant: Vantage One Real Estate Investments V, LLC

Date: April 2018

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
<ul style="list-style-type: none"> • Provide amenities for non-motorized transportation, such as secure and convenient bicycle parking (proposed commercial); and • Provide parking for EVs/CNG vehicles. <p>Water Conservation Measures</p> <ul style="list-style-type: none"> • Install water-efficient fixtures and appliances such as low-flow fixtures, dual flush toilets, and other water efficient appliances; and • Install water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls and use water-efficient irrigation methods. <p>Landscaping Measures</p> <ul style="list-style-type: none"> • Install native and drought-tolerant plant materials into landscapes; and • Incorporate into landscapes drought resistant native trees, trees with low emissions and high carbon sequestration potential. <p>Solid Waste Measures</p> <ul style="list-style-type: none"> • Reuse and recycle construction and demolition waste (including, but not 					

**MITIGATION MONITORING AND REPORTING PROGRAM
SAFETY HALL AND COURTHOUSE DEMOLITION,
GENERAL PLAN AMENDMENT AND COMMERCIAL ZONING PROJECT**

Project Name: Safety Hall and Courthouse Demolition, General Plan Amendment and Commercial Zoning

Applicant: Vantage One Real Estate Investments V, LLC

Date: April 2018

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
<p>limited to, soil, vegetation, concrete, lumber, metal, and cardboard); and</p> <ul style="list-style-type: none"> Provide interior and exterior storage areas for recyclables and green waste and adequate recycling containers located in public areas. 					
HAZARDOUS MATERIALS					
<p>HAZ-1: Prior to the demolition of any structure, all asbestos-containing materials shall be abated from the project site. An Asbestos Notification shall be prepared and submitted to the South Coast Air Quality Management District (SCAQMD) for approval before any asbestos abatement may commence. An asbestos report shall be provided to the City prior to the issuance of a demolition permit. The contractor shall provide a construction and demolition plan with disposal tickets from an SCAQMD-approved disposal facility and air clearances prior to final inspection. This measure shall be implemented to the satisfaction of the Director of the City of Redlands Development Services Department, Building and Safety Division, or designee.</p>	<p>City Development Services Department, Building and Safety Division, or designee</p>	<p>Prior to the issuance of demolition, grading, and building permits</p>	<p>Evidence of and asbestos report/disposal plan and SCAQMD-approved disposal ticket</p>		<p>Withhold building permit.</p>
<p>HAZ-2: Prior to the demolition of any structure, all lead-containing materials shall be abated from the project site. A lead report shall be provided to the City prior to the issuance of a demolition permit.</p>	<p>City Development Services Department,</p>	<p>Prior to the issuance of demolition, grading, and</p>	<p>Evidence of and asbestos report/disposal plan and SCAQMD-approved disposal ticket</p>		<p>Withhold building permit.</p>

**MITIGATION MONITORING AND REPORTING PROGRAM
SAFETY HALL AND COURTHOUSE DEMOLITION,
GENERAL PLAN AMENDMENT AND COMMERCIAL ZONING PROJECT**

Project Name: Safety Hall and Courthouse Demolition, General Plan Amendment and Commercial Zoning

Applicant: Vantage One Real Estate Investments V, LLC

Date: April 2018

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
The contractor shall provide a construction and demolition plan with disposal tickets from an SCAQMD-approved disposal facility and air clearances prior to final inspection. This measure shall be implemented to the satisfaction of the Director of the City of Redlands Development Services Department, Building and Safety Division, or designee.	Building and Safety Division, or designee	building permits			
HYDROLOGY AND WATER QUALITY					
HYD-1: Prior to the issuance of a demolition permit and subsequent grading permit, the project applicant shall file and obtain a Notice of Intent (NOI) with the Regional Water Quality Control Board in order to be in compliance with the State NPDES General Construction Storm Water Permit for discharge of surface runoff associated with construction activities. Evidence that this has been obtained (i.e., a copy of the Waste Discharger's Identification Number) shall be submitted to the City for coverage under the NPDES General Construction Permit. The NOI shall address the potential for an extended and discontinuous construction period based on funding availability. This measure shall be implemented to the satisfaction of the Director of the City of Redlands Municipal Utilities & Engineering Department and Development Services Department, as appropriate.	Directors of City Municipal Utilities & Engineering Department and Development Services Department, as appropriate	Prior to the issuance of demolition and grading permits.	Evidence of construction of the improvements.		Withhold building permit.

**MITIGATION MONITORING AND REPORTING PROGRAM
SAFETY HALL AND COURTHOUSE DEMOLITION,
GENERAL PLAN AMENDMENT AND COMMERCIAL ZONING PROJECT**

Project Name: Safety Hall and Courthouse Demolition, General Plan Amendment and Commercial Zoning

Applicant: Vantage One Real Estate Investments V, LLC

Date: April 2018

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
<p>HYD-2: Prior to the issuance of a demolition permit and subsequent grading permit, the project applicant shall submit to and receive approval from the City of Redlands of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall include a surface water control plan and erosion control plan citing specific measures to control on-site and off-site erosion during the entire demolition, grading, and construction period. In addition, the SWPPP shall emphasize structural and nonstructural Best Management Practices (BMPs) to control sediment and non-visible discharges from the site. The SWPPP shall include inspection forms for routine monitoring of the site during both the demolition and construction phases to ensure NPDES compliance and that additional BMPs and erosion control measures will be documented in the SWPPP and utilized if necessary. The SWPPP shall address the potential for an extended and discontinuous demolition and construction period based on funding availability. The SWPPP shall be kept on site for the entire duration of project demolition and construction and shall be available to the local RWQCB for inspection at any time. BMPs to be implemented may include the following:</p> <ul style="list-style-type: none"> • Sediment discharges from the site may be controlled by the following: 	<p>Directors of City Municipal Utilities & Engineering Department and Development Services Department, as appropriate</p>	<p>Prior to the issuance of demolition and grading permits.</p>	<p>Evidence of construction of the improvements.</p>		<p>Withhold building permit.</p>

**MITIGATION MONITORING AND REPORTING PROGRAM
SAFETY HALL AND COURTHOUSE DEMOLITION,
GENERAL PLAN AMENDMENT AND COMMERCIAL ZONING PROJECT**

Project Name: Safety Hall and Courthouse Demolition, General Plan Amendment and Commercial Zoning

Applicant: Vantage One Real Estate Investments V, LLC

Date: April 2018

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
<p>sandbags, silt fences, straw wattles and temporary basins (if deemed necessary), and other discharge control devices. The construction and condition of the BMPs shall be periodically inspected during demolition and construction, and repairs shall be made when necessary as required by the SWPPP.</p> <ul style="list-style-type: none"> • Materials that have the potential to contribute to non-visible pollutants to storm water must not be placed in drainage ways and must be contained, elevated, and placed in temporary storage containment areas. • All loose piles of soil, silt, clay, sand, debris, and other earthen material shall be protected in a reasonable manner to eliminate any discharge from the site. Stockpiles shall be surrounded by silt fences and covered with plastic tarps. • In addition, the construction contractor shall be responsible for performing and documenting the application of BMPs identified in the SWPPP. Weekly inspections shall be 					

**MITIGATION MONITORING AND REPORTING PROGRAM
SAFETY HALL AND COURTHOUSE DEMOLITION,
GENERAL PLAN AMENDMENT AND COMMERCIAL ZONING PROJECT**

Project Name: Safety Hall and Courthouse Demolition, General Plan Amendment and Commercial Zoning

Applicant: Vantage One Real Estate Investments V, LLC

Date: April 2018

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
<p>performed on sandbag barriers and other sediment control measures called for in the SWPPP. Monthly reports and inspection logs shall be maintained by the contractor and reviewed by the City of Redlands and the representatives of the State Water Resources Control Board. In the event that it is not feasible to implement specific BMPs, the City of Redlands can make a determination that other BMPs will provide equivalent or superior treatment either on or off site.</p>					
<p>HYD-3: Prior to the issuance of a grading permit, the project applicant shall submit a Water Quality Management Plan (WQMP) to the City of Redlands for review and approval. The project shall implement project design features identified in the WQMP. The WQMP shall demonstrate that any proposed on-site development plan includes BMPs for source control, pollution prevention, site design, low impact development (LID) implementation, and structural treatment control. BMPs shall be designed and implemented to retain the project site's minimum design capture volume and hydromodification volume to ensure post-development storm water runoff volume or time of</p>	<p>Directors of City Municipal Utilities & Engineering Department and Development Services Department, as appropriate</p>	<p>Prior to the issuance of demolition and grading permits.</p>	<p>Evidence of construction of the improvements.</p>		<p>Withhold building permit.</p>

**MITIGATION MONITORING AND REPORTING PROGRAM
SAFETY HALL AND COURTHOUSE DEMOLITION,
GENERAL PLAN AMENDMENT AND COMMERCIAL ZONING PROJECT**

Project Name: Safety Hall and Courthouse Demolition, General Plan Amendment and Commercial Zoning

Applicant: Vantage One Real Estate Investments V, LLC

Date: April 2018

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
concentration does not exceed pre-development storm water runoff. Periodic maintenance of any required infiltration basin and landscaped areas during project occupancy and operation shall be in accordance with the schedule outlined in the WQMP. This measure shall be implemented to the satisfaction of the Director of the City of Redlands Municipal Utilities & Engineering Department and Development Services Department, as appropriate.					
NOISE					
NOI-1: Compliance with City Municipal Code Chapter 8.06.070 (Exterior Noise Limits), Chapter 8.06.080 (Interior Noise Limits), and Chapter 18.92.230 (Noise Control). Prior to approval of any development plan, the project applicant shall have a qualified acoustical engineer (i.e., a Registered Professional Engineer in the State of California with a minimum of three years of experience in acoustics) prepare a project-specific noise impact evaluation to verify that the operation of the proposed project and associated equipment is in compliance with the City's Community Noise Ordinance (Chapter 8.06.070 - Exterior Noise Limits, Chapter 8.06.080 - Interior Noise Limits, and Chapter 18.92.230 - Noise Control). If noise levels are compliant with the City's Community Noise Ordinance, no further work is required. However, if noise levels exceed any applicable limits	City Planner or designee	Prior to approval of development plan.	Prepare and submit noise study and implement measures to maintain City noise standards.		Withhold building permit.

**MITIGATION MONITORING AND REPORTING PROGRAM
SAFETY HALL AND COURTHOUSE DEMOLITION,
GENERAL PLAN AMENDMENT AND COMMERCIAL ZONING PROJECT**

Project Name: Safety Hall and Courthouse Demolition, General Plan Amendment and Commercial Zoning

Applicant: Vantage One Real Estate Investments V, LLC

Date: April 2018

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
<p>established in the City's Community Noise Ordinance, the project applicant shall implement noise reduction measures on the sources of noise that exceed the City's noise thresholds based on recommendations provided in the project-specific noise impact evaluation.</p> <p>The project-specific noise impact evaluation shall quantify noise levels before and after implementation of noise reduction measures to demonstrate operation of the proposed project and associated equipment is in compliance with the City's Community Noise Ordinance (Chapter 8.06.070 - Exterior Noise Limits, Chapter 8.06.080 - Interior Noise Limits, and Chapter 18.92.230 - Noise Control). Reduction measures may include, but are not limited to, noise attenuation devices on HVAC and/or freight truck equipment, construction of a noise attenuation wall, reorientation of proposed site plan components to distance noise sources from sensitive receptors, or similar methods. This measure shall be implemented to the satisfaction of the City Planning Division.</p>					
TRIBAL CULTURAL RESOURCES					
<p>TCR-1: Tribal Cultural Resources During Demolition. Prior to the issuance of a demolition permit, evidence that a qualified professional archaeologist has been retained by the applicant shall be provided to the Development Services Department. If</p>	City Planner or designee	Prior to the issuance of demolition permits	Provide evidence to the City that a qualified archaeologist has been retained, and 1) project site has been		Withhold grading permit

**MITIGATION MONITORING AND REPORTING PROGRAM
SAFETY HALL AND COURTHOUSE DEMOLITION,
GENERAL PLAN AMENDMENT AND COMMERCIAL ZONING PROJECT**

Project Name: Safety Hall and Courthouse Demolition, General Plan Amendment and Commercial Zoning

Applicant: Vantage One Real Estate Investments V, LLC

Date: April 2018

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
<p>prehistoric or historic resources over 50 years of age are encountered during demolition, then activities in the immediate area of the find shall be halted so that the archaeologist can assess the find. Work shall not continue at the discovery site until the archaeologist conducts sufficient research and data collection to make a determination that the resource is either 1) not cultural in origin; or 2) not potentially significant or eligible for listing in the National Register of Historic Places or California Register of Historical Resources.</p>			<p>tested for the presence or absence of cultural resources; and</p> <p>2) report of findings submitted to the City and to the San Manuel Band of Mission Indians.</p>		
<p>TCR-2: Site Testing. Based on the recognized sensitivity for the occurrence of buried sites and artifacts on the project site, the applicant shall perform site testing for the presence of tribal cultural resources to a depth beyond the previously disturbed soil depth as determined by the geotechnical report or provide monitoring during ground-disturbing activities as specified below. The applicant shall allow for monitoring by a qualified archaeologist who meets the Secretary of the Interior’s guidelines and is listed in the Register of Professional Archaeologists. No less than 14 days prior to the issuance of any grading or excavation permit, the Applicant/Developer shall submit the draft contract between the selected Archaeologist (or firm) and the Developer to be employed for the required monitoring services. The contract shall</p>	<p>City Planner or designee</p>	<p>During shovel testing, grading, construction, or any other ground-disturbing activities</p>	<p>Provide evidence to the City that a qualified archaeologist has been retained, and</p> <p>1) the County Coroner is notified as appropriate; and</p> <p>2) State Health and Safety Code §7050.5 is enforced as applicable.</p>		<p>Withhold grading permit and/or issuance of a stop work order</p>

**MITIGATION MONITORING AND REPORTING PROGRAM
SAFETY HALL AND COURTHOUSE DEMOLITION,
GENERAL PLAN AMENDMENT AND COMMERCIAL ZONING PROJECT**

Project Name: Safety Hall and Courthouse Demolition, General Plan Amendment and Commercial Zoning

Applicant: Vantage One Real Estate Investments V, LLC

Date: April 2018

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
<p>include the proposed scope of services (including the monitoring, reporting, and disposition requirements noted below) which shall be subject to review and approval by the City of Redlands. It will detail that monitoring shall be required for all soil disturbances including ground disturbing phases of demolition and that, should movement of soils for grading for re-compaction activities show no evidence of archaeological materials, further monitoring at this location shall no longer be required if agreed to by the City of Redlands. Contracts shall also include a requirement for monthly written reports from the archaeological monitor to the Planning Division summarizing the monitor’s activities during the reporting period.</p> <p>In the event that any prehistoric or historic resources over 50 years of age are encountered during land modification, then activities within 60-feet of the find(s) shall be halted so that the qualified archaeologist can assess the find. Additionally, the archaeologist/applicant shall contact the City of Redlands, who shall contact a Native American monitor to assist in the identification of the resources or human remains. The Native American monitor shall be retained from a list of suitable candidates from the Native American Heritage Commission.</p>					

**MITIGATION MONITORING AND REPORTING PROGRAM
SAFETY HALL AND COURTHOUSE DEMOLITION,
GENERAL PLAN AMENDMENT AND COMMERCIAL ZONING PROJECT**

Project Name: Safety Hall and Courthouse Demolition, General Plan Amendment and Commercial Zoning

Applicant: Vantage One Real Estate Investments V, LLC

Date: April 2018

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
<p>If the resources are determined to be potential significance, representatives from the interest tribes will be contacted and shall be provided information regarding the resource collected by the archaeologist (i.e. isolate record). Any Tribal representative who wishes to make a site visit shall be permitted to do so. If after the assessment of the find by the archaeologist and interested Tribes the find is determined to be significant, as defined by CEQA and the NHPA, the archaeologist shall develop cultural resources Treatment Plan, to be reviewed and agreed to by representatives of interested Tribes. All in-field investigations, assessments, and/or data recovery enacted pursuant to the Treatment Plan shall be monitored by Tribal representatives from interested Tribes that elect to do so. Ground disturbing activity outside of the buffer of the find shall continue to be monitored by a qualified archaeologist, as described above, in addition to Tribal representatives from interested Tribes that elect to do so. The qualified Archaeologist shall prepare a cultural resources report for the project, the discovery, and its treatment, to include the coordination efforts between all interested Parties. Project development activities within the 60-foot buffer of the find(s) may resume once copies of the report are submitted to the City of Redlands Planning Division, and the</p>					

**MITIGATION MONITORING AND REPORTING PROGRAM
SAFETY HALL AND COURTHOUSE DEMOLITION,
GENERAL PLAN AMENDMENT AND COMMERCIAL ZONING PROJECT**

Project Name: Safety Hall and Courthouse Demolition, General Plan Amendment and Commercial Zoning

Applicant: Vantage One Real Estate Investments V, LLC

Date: April 2018

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
South Central Coastal Information Center.					
<p>TCR-3: Discovery of Human Remains. In the event that human remains (or remains that may be human) are discovered at the Project Site during grading or earthmoving, the construction contractors, the Project Archaeologist shall immediately stop all activities within 100 feet of the find. The Project proponent shall then inform the San Bernardino County Coroner and the City of Redlands Police Department immediately, and the coroner shall be permitted to examine the remains as required by California Health and Safety Code Section 7050.5(b). Section 7050.5 requires that excavation be stopped in the vicinity of discovered human remains until the coroner can determine whether the remains are those of a Native American. If human remains are determined as those of Native American origin, the applicant shall comply with the state relating to the disposition of Native American burials that fall within the jurisdiction of the NAHC (PRC Section 5097). The coroner shall contact the NAHC to determine the most likely descendant(s). The MLD shall complete his or her inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. The disposition of the remains shall be overseen by the most likely descendant(s) to determine the most appropriate</p>	City Planner or designee	During shovel testing, grading, construction, or any other ground-disturbing activities	<p>Provide evidence to the City that a qualified archaeologist has been retained, and</p> <p>1) the County Coroner is notified as appropriate; and</p> <p>2) State Health and Safety Code §7050.5 is enforced as applicable.</p>		Withhold grading permit and/or issuance of a stop work order

**MITIGATION MONITORING AND REPORTING PROGRAM
SAFETY HALL AND COURTHOUSE DEMOLITION,
GENERAL PLAN AMENDMENT AND COMMERCIAL ZONING PROJECT**

Project Name: Safety Hall and Courthouse Demolition, General Plan Amendment and Commercial Zoning

Applicant: Vantage One Real Estate Investments V, LLC

Date: April 2018

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
<p>means of treating the human remains and any associated grave artifacts. The specific locations of Native American burials and reburials will remain proprietary and not disclosed to the general public. The locations will be documented by the consulting archaeologist in conjunction with the various stakeholders and a report of findings will be filed with the South Central Coastal Information Center (SCCIC), the City of Redlands Development Services Department, and the appropriate Native American Tribe(s)..</p>					

**MITIGATION MONITORING AND REPORTING PROGRAM
SAFETY HALL AND COURTHOUSE DEMOLITION,
GENERAL PLAN AMENDMENT AND COMMERCIAL ZONING PROJECT**

STANDARD CONDITIONS

Project Name: Safety Hall and Courthouse Demolition, General Plan Amendment and Commercial Zoning

Applicant: Vantage One Real Estate Investments V, LLC

Date: April 2018

Standard Condition No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
CULTURAL RESOURCES					
<p>CUL-1: Establishing Paleontological Potential. Prior to the issuance of grading permits, the applicant shall provide evidence to the City for review and approval an assessment of the paleontological potential of the project site. The Assessment shall determine whether grading or other ground-disturbing activities would impact underlying soil units or geologic formations that have a moderate to high potential to yield fossiliferous materials. If the potential for fossil discovery is determined to be low, no further work is required. If the potential for fossil discovery is determined to be moderate to high, the applicant shall provide a paleontological monitor during rough grading of the project site, and Standard Condition CUL-2 shall apply. This measure shall be implemented to the satisfaction of the City Planning Division.</p>	City Planner or designee	Prior to the issuance of grading permit	Submittal of paleontological potential assessment report to the City for review and approval		Withhold grading and/or building permits
<p>CUL-2: Unanticipated Paleontological Resources During Grading. Prior to the issuance of grading and/or building permits, the applicant shall provide evidence to the City for review and approval that a qualified paleontologist has been retained and a Paleontological Resource Impact</p>	Development Services Department, Building and Safety Division, or designee	Prior to the issuance of grading and/or building permits	Submittal and implementation of a PRIMP		Withhold grading and/or building permits

**MITIGATION MONITORING AND REPORTING PROGRAM
SAFETY HALL AND COURTHOUSE DEMOLITION,
GENERAL PLAN AMENDMENT AND COMMERCIAL ZONING PROJECT**

Project Name: Safety Hall and Courthouse Demolition, General Plan Amendment and Commercial Zoning

Applicant: Vantage One Real Estate Investments V, LLC

Date: April 2018

Standard Condition No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
<p>Mitigation Program (PRIMP) has been developed for the project. The PRIMP shall include the methods that will be used to protect paleontological resources that may exist within the project site, as well as procedures for monitoring, fossil preparation and identification, curation into a repository, and preparation of a report at the conclusion of grading.</p> <ul style="list-style-type: none"> • Excavation and grading activities in deposits with high paleontological sensitivity (very old axial-valley deposits) shall be monitored by a paleontological monitor in accordance with the PRIMP. No monitoring shall be required for excavations in soil with no paleontological sensitivity (i.e., very young wash deposits and/or artificial fill). • If paleontological resources are encountered during the course of ground disturbance, the paleontological monitor shall have the authority to temporarily redirect construction away from the area of the find in order to assess its significance. 					

**MITIGATION MONITORING AND REPORTING PROGRAM
SAFETY HALL AND COURTHOUSE DEMOLITION,
GENERAL PLAN AMENDMENT AND COMMERCIAL ZONING PROJECT**

Project Name: Safety Hall and Courthouse Demolition, General Plan Amendment and Commercial Zoning

Applicant: Vantage One Real Estate Investments V, LLC

Date: April 2018

Standard Condition No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
<ul style="list-style-type: none"> • Collected resources shall be prepared to the point of identification, identified to the lowest taxonomic level possible, cataloged, and curated into the permanent collections of a scientific institution. • At the conclusion of the monitoring program, a report of findings shall be prepared to document the results of the monitoring program. • In the event that paleontological resources are encountered when a paleontological monitor is not present, work in the immediate area of the find shall be redirected, and a paleontologist shall be contacted to assess the find for significance. If determined to be significant, the fossil shall be collected from the field in accordance with the PRIMP. 					
GEOLOGY AND SOILS					
GEO-1: Compliance with applicable California Building Code. Prior to the issuance of grading and/or building permits, the applicant shall provide evidence to the City for review and approval that on-site structures, features, and	City Development Services Department, Building and Safety Division, or	Prior to the issuance of grading and/or building permits	Submittal of plans to the City that incorporate design and building requirements pursuant to the 2016 California		Withhold grading and/or building permits

**MITIGATION MONITORING AND REPORTING PROGRAM
SAFETY HALL AND COURTHOUSE DEMOLITION,
GENERAL PLAN AMENDMENT AND COMMERCIAL ZONING PROJECT**

Project Name: Safety Hall and Courthouse Demolition, General Plan Amendment and Commercial Zoning

Applicant: Vantage One Real Estate Investments V, LLC

Date: April 2018

Standard Condition No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
facilities have been designed and will be constructed in conformance with applicable provisions of the 2016 California Building Code, the project-specific geotechnical report, and/or other such standard as identified and required by the City. This measure shall be implemented to the satisfaction of the Director of the City of Redlands Development Services Department, Building and Safety Division, or designee.	designee		Building Code and in accordance with the project-specific geotechnical investigation.		
GEO-2: Preparation and Compliance with Project-specific Geotechnical Report. Prior to the issuance of grading and/or building permits, the applicant shall provide evidence to the City for review and approval that a project-specific, design-level geotechnical/soils/geologic report has been prepared for the project. This report shall consider, but shall not necessarily be limited to, such factors as seismic acceleration, manufactured slope stability (if applicable), liquefaction, compressible soils, corrosive soils, and engineering and construction of occupied and inhabited structures. The findings and recommendations contained in the project-specific, design-level geotechnical/soils/geologic report shall be implemented prior to issuance of grading, building, and/or occupancy permits as applicable. As necessary, the City may require additional studies and/or engineering protocols to	City Development Services Department, Building and Safety Division, or designee	Prior to the issuance of grading and/or building permits	Submittal of plans to the City that incorporate design and building requirements pursuant to the 2016 California Building Code and in accordance with the project-specific geotechnical investigation.		Withhold grading and/or building permits

**MITIGATION MONITORING AND REPORTING PROGRAM
SAFETY HALL AND COURTHOUSE DEMOLITION,
GENERAL PLAN AMENDMENT AND COMMERCIAL ZONING PROJECT**

Project Name: Safety Hall and Courthouse Demolition, General Plan Amendment and Commercial Zoning

Applicant: Vantage One Real Estate Investments V, LLC

Date: April 2018

Standard Condition No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
meet its requirements. This measure shall be implemented to the satisfaction of the Director of the City of Redlands Development Services Department, Building and Safety Division, or designee.					
NOISE					
<p>NOI-1: Compliance with City Municipal Code Chapter 8.06.090F (Noise Disturbances Prohibited) and Chapter 8.06.120 (Exemptions). Construction activities, including operating or causing the operation of any machinery, tools or equipment used in site demolition, preparation, construction, drilling, repair, alteration, grading, paving, and/or architectural coating shall be restricted to the hours of 7:00 a.m. to 6:00 p.m. Mondays through Saturdays, and are prohibited at any time on Sundays and holidays.</p> <p>All mobile or stationary internal combustion engine-powered equipment or machinery shall be equipped with exhaust and air intake silencers in proper working order and shall be maintained so that vehicles and their loads are secured from rattling and banging.</p>	City Planner or designee	Prior to the issuance of demolition, grading and/or building permits and during demolition and construction operations.	Submittal of evidence that construction plans include the required measures.		Withhold grading and/or building permit and/or stop work order.