

**Table 18-1  
Mitigation Monitoring Table  
for Redding Oasis Towne Center, Phase IA, Project (UP-23-02)**

Mitigation Measure	Applicable Project Phase or Stage of Development	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date & Initials)
<b>LAND USE AND PLANNING</b>				
<u>Mitigation Measure 4-1</u> (construction noise and dust) Implement Mitigation Measures 6-1 and 7-1.	IA, IB	See Mitigation Measures 6-1 and 7-1	See Mitigation Measures 6-1 and 7-1	See Mitigation Measures 6-1 and 7-1
<u>Mitigation Measure 4-2</u> (police and fire services) Implement Mitigation Measures 13-1 and 13-3.	IA, IB	See Mitigation Measures 13-1 and 13-3	See Mitigation Measures 13-1 and 13-3	See Mitigation Measures 13-1 and 13-3
<u>Mitigation Measure 4-3</u> (floodplain encroachment) a. The project sponsor shall revise the project site plan to remove development from within the flood fringe and from within 15 feet of the 100-year floodplain boundary; OR b. The project sponsor shall reconstruct the box culvert that conveys Salt Creek under Oasis Road so that the floodplain is reduced to an area outside the proposed development and such that the reconstruction does not increase any off-site flood flows or flood elevations; OR c. The project sponsor shall apply for and receive approval of encroachment into the floodplain from the City and shall flood proof buildings and provide other appropriate flood-protective measures to the approval of the Floodplain Administrator, City Engineer, Building Official, and Fire Marshal; OR d. The project sponsor shall construct engineered fill within the flood fringe to take all proposed development out of the 100-year flood zone (application and approval from the City for floodplain encroachment would be required); AND	IA	a. (if implemented) Prior to approval of improvement plans b. (if implemented) Verified with improvement plans and constructed prior to issuance of a certificate of occupancy c. (if implemented) Verified with improvement plans and constructed prior to issuance of a certificate of occupancy d. (if implemented) Verified with improvement plans and constructed prior to issuance of a certificate of occupancy	a. (if implemented) Development Services Department b. (if implemented) Development Services Department c. (if implemented) Development Services Department, Floodplain Administrator, City Engineer, Building Official, & Fire Marshal d. (if implemented) Development Services Department	

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<p>e. As part of implementation of Mitigation Measures 4-3(b), 4-3(c), or 4-3(d), and in accordance with Chapter 18.51.130 of the Redding Zoning Ordinance, the City shall notify adjacent communities and the California Department of Water Resources prior to encroachment into or alteration or relocation of the floodway or floodplain. The project sponsor shall submit evidence of such notification to the Federal Emergency Management Agency (FEMA) in a request for a Conditional Letter of Map Revision (CLOMR), and shall ensure that the flood-carrying capacity of the altered or relocated portion of the watercourse is maintained. Evidence of approval of the CLOMR by FEMA shall be submitted to the City prior to issuance of a grading permit. The applicant's engineer shall subsequently prepare and submit a Final Letter of Map Revision (LOMR) to FEMA. Prior to the City's issuance of a Certificate of Occupancy, the project sponsor shall submit evidence of FEMA approval of the Final LOMR</p>		<p>e. (if b, c, or d are implemented) Prior to issuance of a grading permit for evidence of approval of the CLOMR; prior to issuance of a certificate of occupancy for evidence of FEMA approval of the Final LOMR</p>	<p>e. (if b, c, or d are implemented) Development Services Department</p>	
<p><u>Mitigation Measure 4-4</u> The Project IA applicant shall reduce the size of individual signs and the number of monument signs to comply with the Zoning Code or obtain approval of a Variance from these sign area requirements from the Redding Planning Commission.</p>	IA	Prior to issuance of a building permit	Development Services Department	
<p><u>Mitigation Measure 4-5</u> The project applicants shall coordinate development of final project plans with City of Redding Planning Division staff and Redding Area Bus Authority (RABA) staff to ensure that the project provides adequate alternative transportation facilities and is consistent with General Plan policies CDD10D, CDD10F, and CDD13E.</p>	IA, IB	Verified with improvement plans and constructed prior to issuance of a certificate of occupancy	Development Services Department, Redding Area Bus Authority	
<p><u>Mitigation Measure 4-6</u> a. Prior to issuance of occupancy permits for the Phase I project, Churn Creek Road shall be constructed from Oasis Road northward to a new connection with Twin View Boulevard to the north of the Phase I site; OR b. The proposed main driveway across the Phase I site shall be constructed and dedicated as a public street and shall be</p>	I	Verified with improvement plans and constructed prior to issuance of a certificate of occupancy	Development Services Department	

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designed in accordance with the City's standards for arterial roadways, including the provision of improvements identified in Section 16.13.040 of the Municipal Code.				
<u>Mitigation Measure 4-7</u> a. The proposed main driveway across the Phase I site shall be constructed and dedicated as a public street and shall be designed in accordance with the City's standards for arterial roadways, including the provision of improvements identified in Section 16.13.040 of the Municipal Code. Implementation of this mitigation measure would preclude the need for implementation of Mitigation Measures 4-8, 5-4, and 13-3; OR b. The City shall approve a General Plan Amendment modifying the Circulation Element to be consistent with abandonment of Twin View Boulevard north of Oasis Road.	I	Verified with improvement plans and constructed prior to issuance of a certificate of occupancy	Development Services Department	
<u>Mitigation Measure 4-8</u> Prior to issuance of an occupancy permit for the Phase IA project, one of the following measures shall be implemented: a. Churn Creek Road shall be constructed from Oasis Road northward to connect with Twin View Boulevard to the north of the Phase I site; OR b. Mitigation Measure 4-7(a) shall be implemented	I	Verified with improvement plans and constructed prior to issuance of a certificate of occupancy	Development Services Department	

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<b>TRAFFIC</b>				
<p><u>Mitigation Measure 5-1</u>  Prior to the issuance of occupancy permits for the Phase IA project, the following traffic improvements shall be constructed:</p> <p>a. The following intersections shall be signalized: Oasis Road at Cascade Boulevard; Oasis Road &amp; I-5 Southbound Ramps; Oasis Road &amp; I-5 Northbound Ramps; Oasis Road &amp; Western Driveway; Oasis Road &amp; Eastern Driveway; and Oasis Road &amp; Churn Creek Road. Peak-hour volume signal warrants would be met for the intersections of Oasis Road at I-5 Southbound Ramps, at I-5 Northbound Ramps, and at Western Driveway. Signalization of the intersection of Oasis Road &amp; Cascade Boulevard and Oasis Road &amp; Eastern Driveway would be recommended based on excessive vehicle queues. Coordination of these signals would be required due to their close proximity to one another.</p> <p>b. At the Oasis Road &amp; I-5 Southbound Ramps intersection, the eastbound approach shall be widened to provide an exclusive through lane and an exclusive right-turn lane. The southbound on-ramp should be widened to provide 300 feet of side-by-side lanes followed by 40:1 taper. The westbound approach shall be re-striped to provide one through lane.</p> <p>c. At the Oasis Road &amp; I-5 Northbound Ramps intersection, the northbound approach shall be widened and re-striped to provide a shared through/left lane and two exclusive right-turn lanes. The westbound approach shall be widened to provide an exclusive through lane and an exclusive right-turn lane. All proposed ramp/roadway widening may include relocation of utilities and drainage and would be subject to Caltrans and/or City’s approval during project design review.</p> <p>d. Twin View Boulevard south of Oasis Road shall be shifted to align with the intersection of Oasis Road &amp; Western Driveway, effectively eliminating the existing intersection of Oasis Road &amp; Twin View Boulevard. The westbound approach of the intersection shall be widened to provide one left-turn lane, one through lane and, one shared through/right</p>	IA	<p>Intersection Improvements: verified with improvement plans and constructed prior to issuance of a certificate of occupancy</p> <p>Right-of- Way Acquisition: prior to approval of improvement plans</p>	Development Services Department, Caltrans	

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<p>lane. The eastbound approach shall provide two exclusive left-turn lanes, one through and shared through/right lane and may require additional right-of-way acquisition from the southerly property owners. The northbound approach shall provide one shared left/through lane and one exclusive right-turn lane. The project sponsor shall dedicate to the City of Redding the road right-of-way for both the interim Phase I alignment and the ultimate alignment (to be constructed as part of Phase II) of Twin View Boulevard across the Phase II site.</p> <p>e. A one-lane loop ramp from Westbound Oasis Road/Overpass to Southbound I-5 Freeway shall be constructed and may require relocation of the southbound off-ramp to the west in order to meet Caltrans design requirements. This may require additional right-of-way acquisition from the property owners to the west. All proposed ramp/roadway improvements may include relocation of utilities and drainage and would be subject to Caltrans and/or City's approval during project design review.</p> <p>f. At the intersection of Oasis Road and Cascade Boulevard, the southbound approach shall be widened to provide one exclusive left-turn lane and one shared through/right lane. This may require additional right-of-way acquisition from the adjacent property owner(s).</p>				
<p>g. Right-of-way acquisition necessary to accomplish Mitigation Measures 5-1 c, d, e, and f would be required prior to issuance of a building permit for Phase I. The project sponsor shall negotiate with the affected property owners for purchase of the necessary right-of-way. The project sponsor may enter into agreements with the City of Redding, the Redding Redevelopment Agency, and/or Caltrans to participate partially or fully in the implementation of this mitigation measure.</p>				

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<p><u>Mitigation Measure 5-3</u>  A Traffic Handling Plan to maintain acceptable traffic operating conditions during construction activities shall be prepared prior to the commencement of project construction. The plans shall be prepared in accordance with City of Redding and Caltrans standards and shall be incorporated into the design plans, specifications, and estimates (PS&amp;E) package.</p>	IA	Prior to approval of improvement plans	Development Services Department; Caltrans	
<p><u>Mitigation Measure 5-4</u>  Prior to issuance of an occupancy permit for the Phase IA project, one of the following measures shall be implemented:  a. Churn Creek Road shall be constructed from Oasis Road northward to connect with Twin View Boulevard to the north of the Phase I site; OR  b. Mitigation Measure 4-7 (a) shall be implemented.</p>	IA	Verified with improvement plans and constructed prior to issuance of a certificate of occupancy	Development Services Department	
<p><u>Mitigation Measure 5-5</u>  a. Project floor area and/or proposed uses shall be reduced to a level such that trip generation would not exceed the following thresholds based on current Institute of Transportation Engineers (I.T.E.) trip-generation standards:  i. Weekday PM peak hour trips: 740 Inbound and 800 Outbound (total 1,540) trips, and  ii. Saturday midday peak hour trips: 742 Inbound and 764 Outbound (total 1,506) trips</p>	IA	Prior to approval of improvement plans	Development Services Department	
<p><u>Mitigation Measure 5-7</u>  Prior to the issuance of occupancy permits for any portion of the project which would exceed the trip-generation thresholds identified in Mitigation Measure 5-5, the following traffic improvements shall be constructed:  a. At the Oasis Road &amp; I-5 Southbound Ramps intersection, the southbound approach shall be widened to provide two left-turn lanes, one through lane, and one right-turn lane. The eastbound approach shall be widened to provide three through lanes and one free-flow right-turn lane. The westbound approach shall be widened to provide a loop on-ramp to southbound I-5 and three through lanes. The widening of the</p>	Any portion of the project proposing to exceed trip-generation thresholds of Mitigation Measure 5-5	Verified with improvement plans and constructed prior to issuance of a certificate of occupancy	Development Services Department, Caltrans	

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<p>Oasis Road &amp; I-5 Southbound Ramps intersection would also require widening at the Oasis Road &amp; Cascade Boulevard intersection due to its close proximity. At the Oasis Road &amp; Cascade Boulevard intersection, the northbound approach shall be widened to provide one exclusive left-turn lane and one shared through/right lane. The eastbound approach shall be widened to provide one shared through-left lane and one shared through/right lane. The westbound approach shall be widened to provide one shared through-left lane, one exclusive through lane, and one right-turn lane. The southbound approach shall be widened to provide one exclusive left-turn lane and one shared through/right lane. This may require additional right-of-way acquisition from the adjacent property owner(s).</p> <p>b. At the Oasis Road &amp; I-5 Northbound Ramps intersection, the northbound approach shall be widened to provide one shared through-left lane, and two right-turn lanes. The eastbound approach shall be widened to provide one left-turn lane and three through lanes. The westbound approach shall be widened to provide three through lanes and one shared through/right-turn lane.</p> <p>c. At the Oasis Road &amp; Western Driveway/Twin View Boulevard intersection, the northbound approach shall be widened to provide two left-turn lanes, one through lane, and one right-turn lane. The southbound approach shall be widened to provide one left-turn lane, one through lane, and one right-turn lane. The eastbound approach shall be widened to provide two left-turn lanes, three through lanes, and one right-turn lane. The westbound approach shall be widened to provide one left-turn lane, three through lanes, and a shared through/right lane.</p> <p>d. At the Oasis Road &amp; Eastern Driveway intersection, the northbound approach shall be widened to provide two left-turn lanes and one shared through/right lane. The southbound approach shall be widened to provide one left-turn lane, one shared through/right lane, and one right-turn lane. The eastbound approach shall be widened to provide two left-turn</p>				

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<p>lanes, two through lanes, and two right-turn lanes. The westbound approach shall be widened to provide one left-turn lane, two through lanes, and one shared through/right lane.</p> <p>e. At the Oasis Road &amp; Churn Creek Road intersection, the northbound approach shall be constructed to provide two left-turn lanes, one through lane, and one right-turn lane. The southbound approach shall be constructed to provide one left-turn lane, one through lane, and one right-turn lane. The eastbound approach shall be constructed to provide one left-turn lane, one through lane, and one right-turn lane. The westbound approach shall be constructed to provide one left-turn lane, one through lane, and one shared through/right-turn lane.</p>				
<p>f. In order for the development which triggers Mitigation Measure 5-7 to be permitted or constructed, a 7-lane (or larger) overcrossing must be constructed to provide the lane configuration described above which includes one left-turn lane and three through lanes on the eastbound approach to Oasis Road and the northbound ramps and a loop on-ramp and three through lanes on the westbound approach to Oasis Road and the southbound ramps. Additional auxiliary lane and/or acceleration and deceleration lanes between the on- and off-ramps may be required. Signalization of the reconstructed intersections is to continue to be provided.</p> <p>City of Redding and Caltrans approval of the layout and design of the intersection improvements identified in this mitigation measure shall be required prior to approval of the use permit for the project.</p>				

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<p><u>Mitigation Measure 5-8</u></p> <p>a. Prior to implementation of Mitigation Measure 5-7 roadway/intersection improvements at the intersection of Oasis Road and realigned Twin View Boulevard, the project sponsor shall negotiate a relocation agreement with any affected property owner. The property owner shall receive fair-market value for the property or be relocated to a comparable property and residence. The project sponsor may enter into agreements with the City of Redding, the Redding Redevelopment Agency, and/or Caltrans to participate partially or fully in the implementation of this mitigation measure.</p> <p>b. Prior to implementation of Mitigation Measure 5-7 roadway/intersection improvements at the intersection of Oasis Road and Cascade Boulevard (Old Oasis Road), the project sponsor shall negotiate a relocation agreement with the affected property owner to relocate the affected gasoline pumps or otherwise compensate the owner. The project sponsor may enter into agreements with the City of Redding, the Redding Redevelopment Agency, and/or Caltrans to participate partially or fully in the implementation of this mitigation measure.</p> <p>c. Right-of-way acquisition for the realigned Twin View Boulevard south of Oasis would be required prior to issuance of a building permit for development which triggers Mitigation Measure 5-7 improvements. The project sponsor shall negotiate with the affected property owners for purchase of the necessary right-of-way. The project sponsor may enter into agreements with the City of Redding, the Redding Redevelopment Agency, and/or Caltrans to participate partially or fully in the implementation of this mitigation measure.</p> <p>d. Roadway improvements for realignment of Twin View Boulevard south of Oasis shall be completed prior to occupancy of development which triggers Mitigation Measure 5-7 improvements.</p>	<p>Any portion of the project proposing to exceed trip-generation thresholds of Mitigation Measure 5-5</p>	<p>a. Prior to approval of improvement plans</p> <p>b. Prior to approval of improvement plans</p> <p>c. Prior to approval of improvement plans</p> <p>d. Verified with improvement plans and constructed prior to issuance of a certificate of occupancy</p>	<p>Development Services Department</p>	

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<u>Mitigation Measure 5-10 (traffic management)</u> Implement Mitigation Measure 5-3.	Any portion of the project proposing to exceed trip-generation thresholds of Mitigation Measure 5-5	See Mitigation Measure 5-3	See Mitigation Measure 5-3	See Mitigation Measure 5-3
<u>Mitigation Measure 5-32</u> Mitigation measures would include the following: <ul style="list-style-type: none"> <li>● Dedicate needed right-of-way for public roadways.</li> <li>● Pay applicable City of Redding development impact fees.</li> <li>● Use intelligent transportation control systems, where appropriate, to improve traffic flow and safety on the street and highway system. This should include the use of interconnected signal timing to optimize vehicle progression along Oasis Road.</li> <li>● Provide pedestrian-oriented features, such as benches, enhanced landscape, and trash receptacles.</li> <li>● Provide sidewalks or other pedestrian-dedicated facilities on both sides of new public streets. Exceptions may be appropriate where topography is difficult or where the development plan illustrates that pedestrians will be accommodated by alternative means.</li> <li>● Provide pedestrian facilities of a sufficient width to ensure pedestrian comfort and safety and to accommodate the special needs of the physically disabled.</li> <li>● Prohibit on-street parking on arterial streets to reduce congestion and conflicts.</li> <li>● Incorporate facilities suitable for bicycle use in the design of interchanges, intersections, and other street-improvement/maintenance facilities.</li> <li>● Provide bicycle facilities or pay in-lieu fees based on a fair share portion.</li> <li>● Provide bus pull-outs along arterial streets at approximately 1/4-mile intervals or as indicated in the Shasta County Transit Development Plan. Determine the precise locations during development plan review or at the time of major street improvement or reconstruction.</li> <li>● Install passenger amenities at designated bus stops when identified as a mitigating measure.</li> <li>● Provide attractive, well-lighted, comfortable, and protected waiting areas for bus passengers.</li> </ul>	IA, IB	Prior to issuance of a building permit for development impact fees  Prior to approval of improvement plans for right-of-way dedications  Verified with improvement plans and constructed prior to issuance of a certificate of occupancy for all other items	Development Services Department	

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<b>AIR QUALITY</b>				
<p><u>Mitigation Measure 6-1(a)</u>  The project sponsor shall include in all construction contracts a requirement for the construction contractor to implement Standard Mitigation Measures (SMM) for construction activities, including the following:</p> <ol style="list-style-type: none"> <li>a. Apply nontoxic soil stabilizers according to manufacturer's specifications to all inactive construction areas (previously graded areas inactive for ten days or more).</li> <li>b. Reestablish groundcover on the construction site through seeding and watering prior to final occupancy.</li> <li>c. All grading operations of a project shall be suspended when wind (as instantaneous gusts) exceeds 20 miles per hour as directed by the AQMD.</li> <li>d. Provide temporary traffic control as appropriate during all phases of construction to improve traffic flow (e.g., flag person).</li> <li>e. Schedule construction activities that affect traffic flow to off-peak hours.</li> <li>f. Water active construction sites at least twice daily as directed by the Transportation and Engineering Department.</li> <li>g. All trucks hauling dirt, sand, soil, or other loose materials shall be covered or shall maintain at least 2 feet of freeboard (i.e., minimum vertical distance between top of the load and the trailer) in accordance with the requirements of California Vehicle Code Section 23114. This provision is enforced by local law enforcement agencies.</li> <li>h. Sweep streets at the end of the day if visible soil materials are carried onto adjacent public paved roads (water sweeper using reclaimed water is recommended).</li> <li>i. Install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash off trucks and any equipment leaving the site each trip.</li> </ol>	IA, IB	Construction contracts to be reviewed by City prior to issuance of a building permit and verified during construction with inspections	Development Services Department SCAQMD	

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<p><u>Mitigation Measure 6-1(b)</u>  Construction contracts shall stipulate the following:</p> <p>a. The prime construction contractor shall provide a plan for approval by the SCAQMD demonstrating that the heavy-duty (&gt; 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased, and subcontractor vehicles, will achieve a project-wide, fleet-average, 20 percent NOx reduction and 45 percent particulate reduction, compared to the most recent CARB fleet average at time of construction.</p> <p>b. The primary contractor shall be responsible to ensure that all construction equipment is properly tuned and maintained.</p> <p>c. Equipment operators shall be instructed to minimize equipment idling time to 10 minutes.</p> <p>d. The construction contractor shall utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary power generators wherever possible.</p>			SCAQMD	
<p><u>Mitigation Measure 6-3</u>  The City of Redding should require, as conditions of approval, that the applicant implement the Standard Mitigation Measures and feasible Best Available Mitigation Measures identified by the Air Quality Element of the Redding General Plan for a commercial development. The following measures are deemed feasible for a suburban shopping center:</p> <p>a. Use energy-efficient lighting (includes controls) and process systems, such as water heaters, furnaces, and boiler units.</p> <p>b. Contribute to traffic-flow improvements that are not growth-inducing (e.g., right-of-way, capital improvements, etc.). The transportation impact section includes specific improvements required to avoid unnecessary congestion.</p> <p>c. Construct on-site and off-site bus turnouts, passenger benches, or shelters.</p> <p>d. Include bus shelters at transit access points. The Redding Area Bus Authority (RABA) Route 8 serves the site. The City of Redding should request that RABA revise Route 8 to</p>	IA, IB	Verified with improvement plans and constructed prior to issuance of a certificate of occupancy	Development Services Department	



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<p>affected vibration receptors describing the expected extent and duration of the blasting.</p> <p>(4) Description of means for transportation and on-site storage and security of explosives in accordance with local, State, and Federal regulations.</p> <p>(5) Minimum acceptable weather conditions for blasting and safety provisions for potential stray current (if electric detonation).</p> <p>(6) Traffic control standards and traffic-safety measures (if applicable).</p> <p>(7) Requirement for provision and use of personal protective equipment.</p> <p>(8) Minimum standoff distances and description of blast impact zones and procedures for clearing and controlling access to blast danger.</p> <p>(9) Procedures for handling, setting, wiring, and firing explosives. Also procedures for handling misfires per Federal code.</p> <p>(10) Type and quantity of explosives and description of detonation device. Sequence and schedule of blasting rounds, including general method of excavation, lift heights, etc.</p> <p>(11) Methods of matting or covering of blast area to prevent flyrock and excessive air blast pressure.</p> <p>(12) Description of blast vibration and air blast monitoring program.</p> <p>(13) Dust-control measures in compliance with applicable air pollution control regulations (to interface with general construction dust control plan).</p> <p>(14) Emergency Action Plan to provide emergency telephone numbers and directions to medical facilities. Procedures for action in the event of injury.</p> <p>(15) Material Safety Data Sheets for each explosive or other hazardous materials to be used.</p> <p>(16) Evidence of licensing, experience, and qualifications of blasters.</p> <p>(17) Description of insurance for the blasting work.</p>				

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<ul style="list-style-type: none"> <li>● A Blast Survey Workplan shall be prepared by the blaster. The plan shall establish vibration limits in order to protect structures from blasting activities and identify specific monitoring points. At a minimum, a pre-blast survey shall be conducted of any potentially affected structures and underground utilities within 500 feet of a blast area, as well as the nearest commercial or residential structure, prior to blasting.</li> <li>● The survey shall include visual inspection of the structures and documentation of structures by means of photographs, video, and a level survey of the ground floor of structures or the crown of major and critical utility lines; these shall be submitted to the City. This documentation shall be reviewed with the individual owners prior to any blasting operations. The City and impacted property owners shall be notified at least 48 hours prior to the visual inspections.</li> <li>● Vibration and settlement threshold criteria (for example peak particle velocity of 0.5 inch per second) shall be submitted by the blaster to the City for review and approval during the design process. If the settlement or vibration criteria are exceeded at any time or if damage is observed at any of the structures or utilities, then blasting shall immediately cease and the City immediately notified. The stability of segmental retaining walls, existing slopes, creek canals, etc., shall be monitored; and any evidence of instability due to blasting operations shall result in immediate termination of blasting. The blaster shall modify the blasting procedures or use alternative means of excavating in order to reduce the vibrations to below the threshold values, prevent further settlement, and slope instability, and prevent further damage.</li> <li>● Air blast overpressure limits shall be set, and monitoring shall be conducted at the property line closest to the blast and at other aboveground structures identified in the plan for vibration monitoring. Air blast overpressure limits shall be in accordance with applicable laws and shall be established to</li> </ul>				

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<p>prevent damage to adjacent properties and new construction and to prevent injuries to persons on-site and off-site.</p> <ul style="list-style-type: none"> <li>● Prior to full-scale production blasting, the blaster shall conduct a series of test blasts at the sites where blasting is to occur. The tests shall start with reduced charge weights and shall increase incrementally to those of a full-scale production round. Monitoring shall be conducted as described in the plan.</li> <li>● Post-construction monitoring of structures shall be performed to identify (and repair if necessary) all damage, if any, from blasting vibrations. Any damage shall be documented by photograph, video, etc. This documentation shall be reviewed with the individual property owners.</li> <li>● Reports of the results of the blast monitoring shall be provided to the City, the local fire department, and owners of any buried utilities on or adjacent to the site within 24 hours following blasting. Reports documenting damage, excessive vibrations, etc., shall be provided to the City and impacted property owners.</li> </ul>				
<p><u>Mitigation Measure 7-2</u></p> <p>a. In compliance with Zoning Section 18.40.100, loading, unloading, opening, closing, or other handling of boxes, crates, containers, building materials, or similar objects between the hours of 10 p.m. and 7 a.m. shall not cause a noise disturbance across a residential real property line. Prior to construction, the applicant shall identify loading areas and times of use to the City to ensure that operations would meet these limits.</p> <p>b. The applicant shall be required to provide noise attenuation to reduce noise levels by 5 dBA for the Oasis Court residences that also are bounded by Oasis Road to the north. The noise attenuation could be in the form of a sound wall, berming along the right-of-way, or a combination of a berm and a wall on top of the berm. The noise-attenuation methods used for the exterior areas would also mitigate the potential increases in interior noise levels.</p>	IA, IB	<p>a. Prior to and during construction</p> <p>b. Verified with improvement plans and constructed prior to issuance of a certificate of occupancy</p>	<p>a. Development Services Department</p> <p>b. Development Services Department</p>	

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<u>Mitigation Measure 7-3</u> Future modifications of Oasis Road between Cascade and Gold Hills Drive shall include noise attenuation to mitigate noise levels at residential uses adjacent to the realigned road. The noise attenuation could be in the form of a sound wall, berming along the right-of-way, or a combination of a berm and a wall on top of the berm.	IA, IB	Verified with improvement plans and constructed prior to issuance of a certificate of occupancy	Development Services Department	

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<b>BIOLOGICAL RESOURCES</b>				
<p><u>Mitigation Measure 8-1</u></p> <p>a. Prior to construction, a landscape plan shall be developed indicating the type, location, and size of trees planted in parking and landscaped areas. To the extent feasible, the landscape irrigation system shall take into account the differing water needs of native and nonnative trees preserved on the site.</p>	IA, IB	a. Verified with building improvement plans and installed prior to issuance of a certificate of occupancy	a. Development Services Department	
<p>b. Phase IA - All healthy protected trees west of the parking area adjacent to Interstate 5 shall be preserved. The 28-inch and 54-inch oak trees adjacent the north property line north of the Boxco building are to be preserved and may require loss of parking area to provide adequate buffering. The oak trees to be preserved shall be depicted on the final grading plan. To offset the removal of the remaining 258 trees, three oak seedling trees shall be planted for each protected tree removed, or one 15-gallon tree shall be planted for each protected tree removed. In the alternative, one 24-inch box tree may be planted for each 3 protected trees removed. A combination of these tree-replacement alternatives may be implemented. If the oak seedling planting alternative is chosen, the developer shall post a maintenance bond with the City of Redding in an amount required for a 3-year maintenance program for the oak seedling plantings. The maintenance program is to be approved by the City, and a copy of the maintenance contract with a professional arborist or landscape architect shall be provided to the Development Services Department prior to issuance of a building permit.</p> <p>c. Oak trees to be preserved shall be snow-fenced at the drip line for the duration of grading and construction activity. Placement of snow fencing shall be verified in the field by the Development Services Department prior to the commencement of grading or construction.</p>		<p>b. (preservation of the 28-inch and 54-inch oak trees adjacent the north property line) Prior to issuance of a grading or clearing permit</p> <p>b. (oak planting, maintenance bond, and maintenance plan) Prior to issuance of a certificate of occupancy</p> <p>c. Verified with grading plans and verified in place prior to grading and periodically during construction</p>	<p>b. Development Services Department</p> <p>c. Development Services Department</p>	

Mitigation Measure	Applicable Project Phase or Stage of Development	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date & Initials)
<p><u>Mitigation Measure 8-2</u></p> <p>a. Prior to any construction activity, the applicant shall retain a qualified wildlife biologist to conduct a survey for nesting raptors within the project site. Active raptor nests located within 500 feet of construction activities shall be mapped.</p> <p>b. If active raptor nests are located in, or within 500 feet of, an active or scheduled construction activity area, then appropriate buffer zones shall be established in consultation with the California Department of Fish and Game (CDFG). Construction activities shall be prohibited within this buffer zone until the end of the raptor nesting season (late July to early August), or until the young have fledged. A qualified wildlife biologist shall monitor the nest to determine when the young have fledged and submit weekly reports to the CDFG throughout the nesting season. This measure shall be repeated for all phases of construction.</p> <p>c. If necessary, identified nest trees may only be removed prior to the onset of the nesting season (March) or after young have fledged (late July to early August). This measure shall be repeated for all phases of construction.</p>	IA, IB	<p>a. Prior to issuance of a grading permit</p> <p>b. (surveys) Prior to issuance of a grading or building permit b. (monitoring) During construction</p> <p>c. Prior to issuance of a building permit for scheduling of removal; during construction for inspections</p>	<p>a. Development Services Department</p> <p>b. Development Services Department</p> <p>c. Development Services Department</p>	
<p><u>Mitigation Measure 8-3</u></p> <p>Prior to issuance of a grading permit, the project sponsor shall obtain a Section 404 permit from the U.S. Army Corps of Engineers and a Section 1603 Streambed Alteration Agreement from the California Department of Fish and Game and shall comply with all permit conditions and mitigation measures required by these agencies. In addition, the project sponsor shall perform the following mitigation:</p>	IA, IB	For Section 404 permit and Section 1603 Streambed Alteration Agreement; prior to issuance of a grading permit	Development Services Department, U.S. Army Corps of Engineers, California Department of Fish and Game	
<p>a. Since on-site mitigation is not considered feasible, off-site mitigation shall include purchasing credits at an approved mitigation bank (i.e., CDFG's Stillwater Plains Mitigation Bank and/or Cottonwood Creek Mitigation Bank) at the following ratios:</p>		a. Prior to issuance of a grading permit	a. Development Services Department, U.S. Army Corps of Engineers, California Department of Fish and Game	

Mitigation Measure	Applicable Project Phase or Stage of Development	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date & Initials)
<p>▶ Vernal Pools: A minimum 2:1 preservation credits and 1:1 creation credits.<sup>1</sup> If protocol surveys identify that the vernal pools are not occupied by Federally threatened or endangered shrimp species, this requirement would be reduced to a minimum 2:1 preservation credit and no creation credits.</p> <p>▶ Other Wetland types: A minimum 2:1 preservation credit.</p> <p>▶ Other Waters of U.S.: A minimum 1:1 preservation credit.</p> <p>These ratios shall be applied towards any off-site mitigation credits required by the Corps or CDFG related to loss of these wetland features.</p> <p>b. The following mitigations shall be implemented at the project site during construction activities:</p> <ul style="list-style-type: none"> <li>● Conduct all trenching and construction activities across wetland features during the dry season - typically April 15 to October 15.</li> <li>● Place sediment curtains upstream and downstream of the construction zone to prevent sediment disturbed during ground-disturbing activities from being transported and deposited outside the construction zone.</li> <li>● Locate soil/staging areas such that they do not drain directly into wetland features to the fullest extent possible. If a soil/staging area site drains into a wetland feature, catch basins shall be constructed to intercept sediment before it reaches the wetland feature.</li> <li>● Store equipment and materials away from all wetland features. No contaminants or other debris shall be deposited within 25 feet of drainages and wetland areas.</li> </ul>		<p>b. Verified with improvement plans and during construction</p>	<p>b. Development Services Department</p>	

<sup>1</sup> Programmatic Formal Endangered Species Act Consultation on Issuance of 404 Permits for Projects with Relatively Small Effects on Listed Vernal Pool Crustaceans Within the Jurisdiction of the Sacramento Field Office, California, February 28, 1996.

Mitigation Measure	Applicable Project Phase or Stage of Development	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date & Initials)
<p>c. Final design of the drainage channel or enclosed pipe along the north property line shall fully meet the requirements of the Streambed Alteration Agreement with the CDFG. CDFG has indicated that to the extent feasible, this drainage channel should be open and be vegetated to support wildlife.</p> <p>d. A drainage channel design at the north property line shall incorporate the following design criteria:</p> <ul style="list-style-type: none"> <li>● The drainage channel shall be constructed with a concrete bottom with a minimum width of 10 feet along straight courses and 12 feet along curves. Curbing is to be constructed along both sides.</li> <li>● Side slopes are to be earthen, with a minimum slope of 3:1. If such a slope is found to be incompatible because of bedrock conditions, alternative measures may be approved by the Development Services Department.</li> <li>● Side slopes are to be appropriately landscaped.</li> <li>● A 12-foot-wide all-weather surface maintenance road is to be constructed at the top of slope along the north side of the drainage channel. A V-ditch is to be constructed within this area.</li> <li>● The area at the top of slope along the south side of the drainage channel is to be graded to drain to the south and is to be landscaped.</li> <li>● Access to the drainage channel is to be provided to the specifications of the City Engineer.</li> <li>● Maintenance of the drainage facility shall be provided for through a landscape maintenance district. If the drainage facility is used for detention purposes, the maintenance district shall include detention facility maintenance as well. Prior to obtaining a certificate of occupancy for any building, the property owner(s) shall submit a landscape maintenance district petition and consent form, a landscape maintenance agreement form, and applicable application fees to the Development Service Department.</li> </ul>		<p>c. Verified with improvement plans</p> <p>d. Verified with improvement plans and constructed prior to issuance of a certificate of occupancy</p> <p>d. Prior to obtaining a certificate of occupancy for landscape maintenance district petition, consent form, landscape maintenance agreement form, and application fees</p>	<p>c. Development Services Department, California Department of Fish and Game</p> <p>d. Development Services Department</p>	

Mitigation Measure	Applicable Project Phase or Stage of Development	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date & Initials)
<p><u>Mitigation Measure 8-4</u> As identified in mitigation 8-3, the applicant has applied for an individual permit pursuant to Section 404 of the Clean Water Act. Water quality certification from the Regional Water Quality Control Board would also be required pursuant to Section 401 of the Clean Water Act. Mitigation 8-3(a) would mitigate both the habitat and species issues (if species are present) related to the Federally threatened or endangered vernal pool shrimp species. No additional mitigation measures would be required.</p>	IA, IB	Prior to issuance of a grading permit	Development Services Department, Regional Water Quality Control Board	
<p><u>Mitigation Measure 8-5</u> The applicant shall consult with DFG regarding appropriate vegetation within the buffer area and provide the final plan for City approval.</p>	IA, IB	Prior to approval of improvement plans	Development Services Department, California Department of Fish and Game	
<p><u>Mitigation Measure 8-6</u> To reduce the potential adverse effects of reduced flows within this channel, a portion of stormwater from the project site should be collected, filtered, and discharged into this intermittent channel. The drainage south of Oasis Road should not be modified during Phase I development north of Oasis Road. However, drainage is to be designed such that the intermittent stream south of the site would receive runoff from the project site during storm events.</p>	IA, IB	Verified with improvement plans, during construction and prior to obtaining a certificate of occupancy	Development Services Department of Fish and Game	

Mitigation Measure	Applicable Project Phase or Stage of Development	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date & Initials)
<b>CULTURAL RESOURCES</b>				
<p><u>Mitigation Measure 9-1</u></p> <p>a. Any ground-disturbing construction activity occurring within 100 feet of the boundary of the Preservation Area of site CA-SHA-551 shall be conducted in the presence of a qualified archaeologist and a Wintu Tribe representative. If cultural material “pockets” containing particularly significant cultural features or artifacts, or human remains are exposed during this work, then the archaeological monitor shall conduct an appropriate level of data recovery in consultation with the Wintu Tribe representative, including relocating any human remains inadvertently exposed.</p> <p>b. If construction of the recreational trail along the west side of Salt Creek cannot feasibly avoid incursion into the Preservation Area, the trail shall be designed so that construction will not disturb the surface or subsurface of the Preservation Area. The area shall be protected by a geosynthetic textile, and imported fill dirt shall be compacted on top of the protective textile mat. Construction design shall be approved by a qualified archaeologist, and trail construction within the Preservation Area or within 30 feet of the Preservation Area shall be monitored by the archaeologist.</p> <p>c. The project sponsor shall implement Mitigation Measure 9-2.</p>	IA, IB	<p>a. Prior to issuance of a grading or clearing permit for work within 100 feet of the boundary of the Preservation Area of site CA-SHA-551</p> <p>b. Prior to construction with improvement plans; During construction with inspections</p> <p>c. See Mitigation Measure 9-2</p>	a. Development Services Department	
<p><u>Mitigation Measure 9-2</u></p> <p>A qualified professional archaeologist shall monitor initial construction impacts to the ground surface and subsurface components within the extensively disturbed and largely destroyed remaining portion of site CA-SHA-551. These areas are delineated in maps contained in the 1993 archaeological testing report by Jensen &amp; Associates. If isolated burials or previously undetected intact sub-surface features of potential significance (e.g., intact fire hearths, buried occupation features, etc.) are observed during this activity, the Archaeological Monitor shall be empowered to temporarily halt construction work until the cultural</p>	IA, IB	During construction where grading or excavation is involved within the extensively disturbed and largely destroyed remaining portion of site CA-SHA-551	Development Services Department, Native American Heritage Commission	

Mitigation Measure	Applicable Project Phase or Stage of Development	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date & Initials)
<p>component can be assessed and appropriate recommendations made. In the case of burials or disarticulated human remains, any evaluation and recovery shall be undertaken in consultation with the County Coroner's office, the Native American Heritage Commission in Sacramento, and a local Native American representative per Chapter 1492 of Statutes of 1982, Section 7050.5 of the Health and Safety Code, amended Section 5097.94 of the Public Resources Code, and Sections 5097.99 of the Public Resources Code and in compliance with Senate Bill 447, which amended Section 5097.99 of the Public Resources Code in 1988.</p>				

Mitigation Measure	Applicable Project Phase or Stage of Development	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date & Initials)
<b>HYDROLOGY AND WATER QUALITY</b>				
<p><u>Mitigation Measure 10-1</u> The project sponsor shall:</p> <p>a. Obtain a Construction Storm Water Permit from the Central Valley Regional Water Quality Control Board prior to initiation of construction.</p> <p>b. As required by the Construction Storm Water Permit, prepare and implement a Storm Water Pollution Prevention Plan (SWPPP), including an erosion and sedimentation control plan. The SWPPP shall address both erosion and non-point source pollution impacts (e.g., improper handling or accidental spill of toxic materials) from project construction. The SWPPP, at a minimum, shall follow all City ordinances and conform to the California Storm Water Best Management Practices Handbook and shall include, but not be limited to, the following criteria:</p> <ul style="list-style-type: none"> <li>● Immediately revegetate or otherwise protect all disturbed areas from both wind and water erosion upon the completion of grading activities.</li> <li>● Water soils susceptible to wind erosion frequently during construction.</li> <li>● To the extent possible, schedule major site development work involving earth moving and excavation for the dry season (April 15 to October 15). If grading is to be conducted in winter, implement an approved erosion-control plan prior to October 15th. Capture and deposit all runoff prior to discharge into project area drainages.</li> <li>● Incorporate measures as necessary to protect area drainages from sedimentation. Control measures shall include provisions for desilting of surface runoff and control of runoff velocity to minimize downcutting of streambed deposits and erosion gully formation. Temporary structures, such as sediment detention basins to check stream flow during storm-runoff periods, shall be used during construction.</li> </ul>	IA, IB	<p>a. Prior to issuance of a grading or building permit</p> <p>b. Prior to issuance of a grading permit with preparation of SWPPP; during construction with monitoring</p>	Development Services Department, Regional Water Quality Control Board	

Mitigation Measure	Applicable Project Phase or Stage of Development	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date & Initials)
<ul style="list-style-type: none"> <li>● Use water bars, temporary swales and culverts, mulch and jute netting, hydroseeding, silt fences, and sediment traps where necessary to prevent surface water from eroding graded areas and to retain sediment.</li> <li>● The performance of erosion control measures shall be monitored during the rainy season and following major storm events that occur between construction periods, and modified as necessary.</li> </ul> <p>c. Comply with all City water quality provisions, including the City’s grading ordinance, Title 16, Chapter 16.12 of the Municipal Code.</p> <p>d. The Storm Water Pollution Prevention Plan (SWPPP) prepared by the project sponsor as required for the Construction Storm Water Permit, including erosion and sedimentation control plan, shall be approved by the City of Redding prior to issuing a grading permit.</p>		<p>c. Prior to issuance of a grading permit with improvement plans; during construction with inspections.</p> <p>d. Prior to issuance of a grading permit</p>		
<p><u>Mitigation Measure 10-2</u></p> <p>a. The project sponsor shall design and construct the proposed storm-drainage channel leading to Salt Creek, along the northern boundary of the Phase I site, to accommodate a 100-year storm. In addition, as required by Mitigation Measure 8-3(c), final design of the drainage channel or enclosed pipe along the north property line shall fully meet the requirements of the Streambed Alteration Agreement with the CDFG.</p> <p>b. The project sponsor shall provide landscape to enhance the visual appearance of the drainage channel from adjacent development and public areas.</p>	IA, IB	<p>a. Prior to approval of improvement plans or issuance of a grading permit</p> <p>b. Prior to issuance of a certificate of occupancy</p>	<p>a. Development Services Department, California Department of Fish and Game</p> <p>b. Development Services Department</p>	

Mitigation Measure	Applicable Project Phase or Stage of Development	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date & Initials)
<p><u>Mitigation Measure 10-3</u> The project sponsor shall:</p> <p>a. Prepare and implement a Storm Water Pollution Prevention Plan (see Mitigation Measure 10-1(b), including operational procedures for good housekeeping, preventive maintenance, material handling and storage, and waste handling/recycling at all project facilities, including the fuel station.</p> <p>b. Prior to initiating construction, obtain Water Quality Certification from the State Water Resources Control Board, verifying that the project does not violate State water quality standards (per Section 401 of the Clean Water Act), and comply with all conditions of the water quality certification.</p> <p>c. Comply with the City of Redding’s NPDES Phase II General Storm Water Permit requirements that are in effect at the time of project approval, including all requirements such as design standards for storm-water treatment, properly designed loading/unloading docks, fueling areas, parking areas, and trash storage areas, Best Management Practices (BMPs), measurable goals, and/or timetables.</p> <p>d. Install SIFT-type filters, or equivalent alternatives, at all the on-site drainage inlets to remove sediment, debris, and hydrocarbons from incoming flows.</p> <p>e. Implement a monitoring, inspection, and documentation program to ensure the effectiveness of control measures.</p>	IA, IB	<p>a. Prior to issuance of a certificate of occupancy</p> <p>b. Prior to issuance of a grading permit</p> <p>c. Verified with improvement plans, during construction, and prior to issuance of a certificate of occupancy</p> <p>d. Prior to issuance of a certificate of occupancy</p> <p>e. During construction for construction control measures, annually for operational control measures</p>	Development Services Department, Regional Water Quality Control Board	
<p><u>Mitigation Measure 10-4</u> Implement Mitigation Measure 4-3.</p>	IA, IB	See Mitigation Measure 4-3	See Mitigation Measure 4-3	See Mitigation Measure 4-3

Mitigation Measure	Applicable Project Phase or Stage of Development	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date & Initials)
<b>HAZARDS AND HAZARDOUS MATERIALS</b>				
<p><u>Mitigation Measure 12-1</u></p> <p>a. All debris shall be removed from the project area and disposed of in an appropriate manner. If any odors, staining, or hazardous materials are encountered beneath the debris, then appropriate action shall be taken to handle and dispose of any contaminated soil and/or suspect materials. All applicable Federal, State, and local laws and regulations must be followed.</p> <p>b. If contaminated soil and/or groundwater are encountered or suspected contamination is encountered during project construction, work shall be halted in the area of concern. The applicant shall determine the type and extent of the contamination by consulting with the appropriate regulatory agencies (Regional Water Quality Control Board, Department of Toxic Substances Control, and/or Shasta County Environmental Health Division) and implement any necessary measures, such as soil and/or groundwater sampling and analysis. If required by the regulatory agencies, a remediation plan shall be implemented either in conjunction with or prior to continued project construction.</p>	IA, IB	<p>a. During construction</p> <p>b. During construction</p>	<p>a. Development Services Department</p> <p>b. Development Services Department, Regional Water Quality Control Board, Department of Toxic Substances Control, and/or Shasta County Environmental Health Division</p>	
<p><u>Mitigation Measure 12-2</u></p> <p>The project applicant shall ensure, through the enforcement of contractual obligations, that all contractors transport, store, and handle construction-related hazardous materials in a manner consistent with relevant regulations and guidelines, including those recommended and enforced by the U.S. Department of Transportation, Regional Water Quality Control Board (RWQCB), Shasta County Environmental Health Division, and the City of Redding Fire Department. The project applicant shall also ensure that all contractors immediately control the source of any leak and immediately contain any spill, utilizing appropriate spill containment and countermeasures. If required by any regulatory agency, contaminated media shall be collected and disposed of at an off-site facility approved to accept such media. In addition,</p>	IA, IB	During construction	Development Services Department, Regional Water Quality Control Board, Department of Toxic Substances Control, and/or Shasta County Environmental Health Division	

Mitigation Measure	Applicable Project Phase or Stage of Development	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date & Initials)
all precautions required by the RWQCB-issued National Pollutant Discharge Elimination System (NPDES) construction activity stormwater permits shall be taken to ensure that no hazardous materials enter any storm drains or nearby waterways.				
<p><u>Mitigation Measure 12-3</u></p> <p>a. Fire hazard impacts would be reduced by conformance with the Fire Code and General Plan policies regarding fire safety.</p> <p>b. The project applicant shall ensure, through the enforcement of contractual obligations, that during construction, staging areas, welding areas, or areas slated for development using spark-producing equipment shall be cleared of dried vegetation or other materials that could serve as fire fuel. The contractor shall keep these areas clear of combustible materials in order to maintain a firebreak. Any construction equipment that normally includes a spark arrester shall be equipped with an arrester in good working order. This includes, but is not limited to, vehicles, heavy equipment, and chainsaws.</p> <p>c. In consultation with the City of Redding Fire Department, the applicant shall create fire-safe landscape near the structures, develop a maintenance plan, and develop a plan for emergency response and evacuation at the project site.</p> <p>d. Prior to issuance of a building permit, fire hydrants shall be installed, and an adequate and reliable water supply must be demonstrated for the project site that meets the City of Redding fire-flow requirements.</p>	IA, IB	<p>a. Prior to issuance of a certificate of occupancy</p> <p>b. During construction</p> <p>c. Prior to issuance of a certificate of occupancy</p> <p>d. Verified with improvement plans and prior to issuance of a building permit</p>	<p>a. Development Services Department</p> <p>b. Development Services Department; Fire Department</p> <p>c. City of Redding Fire Department</p> <p>d. Development Services Department</p>	

Mitigation Measure	Applicable Project Phase or Stage of Development	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date & Initials)
<b>PUBLIC SERVICES</b>				
<p><u>Mitigation Measure 13-1</u> The City shall monitor the rate of additional fire and emergency service calls per year associated with the Buckeye Redevelopment Plan Area, including the Redding Oasis Towne Center, Phase IA, project. Development in the area, including the proposed project, would be expected to generate property tax revenue that ultimately would help fund ongoing fire services. In addition, as indicated by the Redding Fire Department’s routine review of service demand due to residential and commercial development in the area, the project sponsor shall provide fair-share funding with individual projects for any special additional fire-fighting training, equipment, or capital improvements required to adequately serve the development.</p>	IA, IB	Annually	Development Services Department, Redding Fire Department	
<p><u>Mitigation Measure 13-3</u> Prior to issuance of building permits for the Phase I project, Churn Creek Road shall be constructed from Oasis Road northward to a new connection with Twin View Boulevard to the north of the Phase I site. Implementation of Mitigation Measure 4-7(a) would preclude the need for implementation of this mitigation measure.</p>	IA, IB	Verified with improvement plans and constructed prior to issuance of building permit	Development Services Department	
<p><u>Mitigation Measure 13-4</u> a. The City shall monitor the rate of additional police calls per year associated with the proposed project and—if and to the extent warranted by the monitoring data—allocate funds for additional City police services from the City general fund. b. In addition, to further reduce project impacts on police services, the project sponsor shall implement the following measures:</p>	IA, IB	a. Annually	Development Services Department, Redding Police Department	

Mitigation Measure	Applicable Project Phase or Stage of Development	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date & Initials)
<p>(1) For project landscape, <u>unless otherwise approved by the Planning Division</u>, shrubbery shall be limited to four feet in height, and tree canopies shall be maintained above six feet in height in order to discourage potential criminals from loitering under concealment. The project applicant shall perform regular maintenance of landscape to ensure that these height requirements are sustained throughout the life of the project.</p> <p>(2) The project applicant shall submit a project lighting plan to the Planning Department for verification that sufficient lighting is provided in parking lots and around buildings.</p> <p>(3) The project applicant shall include in all leases with commercial tenants the requirement to provide burglar alarms in their businesses, with monitoring by an alarm company, and to register the alarms with the City of Redding Alarm Coordinator.</p> <p>(4) The project applicant shall include in all leases with commercial tenants the requirement to participate in the Redding Police Department's free Crime Alert Network, which alerts participating businesses via facsimile (i.e., fax machine) that crimes are occurring. Businesses should also be encouraged to provide employee training on shoplifting, identity theft, and workplace violence.</p> <p>(5) The project applicant shall install surveillance systems, with video cameras at strategic locations in project parking lots and at building entry points. Commercial tenants should also be encouraged to install surveillance cameras in stores to monitor high-value items.</p>		<p>b. (1) Annually</p> <p>b. (2) Prior to issuance of a building permit</p> <p>b. (3) Prior to issuance of a certificate of occupancy and annually thereafter</p> <p>b. (4) Prior to issuance of a certificate of occupancy and annually thereafter</p> <p>b. (5) Prior to issuance of a certificate of occupancy and annually thereafter</p>		

Mitigation Measure	Applicable Project Phase or Stage of Development	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date & Initials)
<b>UTILITIES SYSTEMS AND SERVICES</b>				
<u>Mitigation Measure 14-2</u> Either of the two following alternatives would provide adequate fire flow to the project site: a. A 16-inch water line shall be installed along Oasis Road, extending from the west under I-5 to the project site; OR b. A connection between the Bella Vista Water District main and the existing City of Redding main in Oasis Court shall be installed. The two Bella Vista Water District water mains nearest the intersection of Oasis Road and Gold Hills Drive shall be looped and intertied with the City of Redding water main, which will be extended from its location at Oasis Court just south of Oasis Road. This mitigation is an interim measure until the infrastructure identified in the Water Master Plan is extended to the property.	IA, IB	Verified with improvement plans and in place prior to issuance of a certificate of occupancy.	Development Services Department	
<u>Mitigation Measure 14-4</u> Implement Mitigation Measure 10-2.	IA, IB	See Mitigation Measure 10-2.	See Mitigation Measure 10-2.	See Mitigation Measure 10-2.
<u>Mitigation Measure 14-6</u> The project sponsor shall coordinate with the City of Redding Municipal Utility for the relocation of the electric distribution line and shall pay all costs associated with the relocation.	IA	Verified with improvement plans and constructed prior to issuance of a certificate of occupancy.	City of Redding Municipal Utility	
<u>Mitigation Measure 14-7</u> The existing gas lines shall be relocated to accessible alignments to be approved by PG&E. The relocation shall be reflected on the project grading improvement plans. Possible alignments for the 10-inch gas line would be east under Oasis Road, then north under the future Churn Creek Road alignment; east across the southern edge of the Phase II site, then north under the future Churn Creek Road alignment; or east across the floodplain along Churn Creek south of the Phase II site, then north under the future Churn Creek Road alignment.	IA, IB	Verified with improvement plans and constructed prior to issuance of a certificate of occupancy.	Development Services Department, PG&E	