

## **MITIGATION MONITORING PROGRAM**

---

### **PLANNED DEVELOPMENT PLAN PD-12-05, GENERAL PLAN AMENDMENT APPLICATION GPA-3-05, AND REZONING APPLICATION RZ-11-05**

#### **MITIGATION MONITORING PROGRAM CONTENTS**

This document is the Mitigation Monitoring Program (MMP) for the Planned Development for the Redding Retirement Residence Planned Development on a parcel located at 1350 Buenaventura Boulevard. The MMP includes a brief discussion of the legal basis for and the purpose of the program, discussion, and direction regarding complaints about noncompliance, a key to understanding the monitoring matrix, and the monitoring matrix itself.

#### **LEGAL BASIS OF AND PURPOSE FOR THE MITIGATION MONITORING PROGRAM**

California Public Resources Code Section 21081.6 requires public agencies to adopt mitigation monitoring or reporting programs whenever certifying an Environmental Impact Report (EIR) or a Mitigated Negative Declaration. This requirement facilitates implementation of all mitigation measures adopted through the California Environmental Quality Act (CEQA) process.

The MMP contained herein is intended to satisfy the requirements of CEQA as they relate to the Initial Study/Mitigated Negative Declaration prepared for Planned Development Plan PD-12-05, General Plan Amendment Application GPA-3-05, and Rezoning Application RZ-11-05. It is intended to be used by City of Redding (City) staff, participating agencies, the developer, project contractors, and mitigation monitoring personnel during implementation of the project.

Mitigation is defined by CEQA Guidelines Section 15370 as a measure that does any of the following:

- Avoids impacts altogether by not taking a certain action or parts of an action.
- Minimizes impacts by limiting the degree or magnitude of the action and its implementation.
- Rectifies impacts by repairing, rehabilitating or restoring the impacted environment.
- Reduces or eliminates impacts over time by preservation and maintenance operations during the life of the project.
- Compensates for impacts by replacing or providing substitute resources or environments.

The intent of the MMP is to ensure the effective implementation and enforcement of adopted mitigation measures and permit conditions. The MMP will provide for monitoring of construction activities as necessary, on-site identification and resolution of environmental problems, and proper reporting to City staff.

## **MITIGATION MONITORING PROGRAM**

---

### **MITIGATION MONITORING TABLE**

The Mitigation Monitoring Table identifies the mitigation measures proposed for the Redding Retirement Residence Project. These mitigation measures are reproduced from the Initial Study and conditions of approval for the project. The tables have the following columns:

**Mitigation Measure:** Lists the mitigation measures identified within the Initial Study for a specific impact, along with the number for each measure as enumerated in the Initial Study.

**Timing:** Identifies at what point in time, review process, or phase the mitigation measure will be completed.

**Agency/Department Consultation:** References the City department or any other public agency with which coordination is required to satisfy the identified mitigation measure.

**Verification:** Spaces to be initialed and dated by the individual designated to verify adherence to a specific mitigation measure.

### **NONCOMPLIANCE COMPLAINTS**

Any person or agency may file a complaint asserting noncompliance with the mitigation measures associated with the project. The complaint shall be directed to the City in written form, providing specific information on the asserted violation. The City shall conduct an investigation and determine the validity of the complaint. If noncompliance with a mitigation measure has occurred, the City shall take appropriate action to remedy any violation. The complainant shall receive written confirmation indicating the results of the investigation or the final action corresponding to the particular noncompliance issue.

**MITIGATION MONITORING TABLE  
FOR PLANNED DEVELOPMENT PLAN PD-12-05, GENERAL PLAN AMENDMENT GPA-3-05, AND  
REZONING APPLICATION RZ-11-05 MMP**

Mitigation Measure	Timing/Implementation	Enforcement/Monitoring	Verification (Date and Initials)
<i><b>Air Quality</b></i>			
<i>Mitigation 1.</i> The SMMs are mitigation measures incorporated into the project and into the conditions of approval which will reduce potential air quality impacts to a level less than significant. The project will also incorporate Grading Ordinance measures for dust control during construction, including an erosion-control plan with the planting and seeding of bare ground, which will reduce dust.	During review of project improvement plans and during construction.	Planning Division and Engineering Division.	
<i><b>Transportation/Circulation</b></i>			
<i>Mitigation 2.</i> Any and all improvements to Eureka Way/Highway 299, Buenaventura Boulevard, Ridge Road, and Pebble Drive shall satisfy the City's alignment, design, and construction standards for roadway improvements.	During review of project improvement plans and during construction.	Planning Division and Engineering Division.	
<i><b>Biological Resources</b></i>			
<i>Mitigation 3.</i> Mitigation for the permanent impacts of the on-site jurisdictional waters will be achieved through purchase of credits from a local mitigation bank acceptable to the Corps or through payment of in-lieu mitigation fees to the Corps or its designee.	Prior to issuance of a grading permit and during construction..	Department of Fish and Game, U.S. Army Corps of Engineers, Planning Division, Engineering Division.	
<i>Mitigation 4.</i> The developer shall acquire all necessary letters of approval and/or permits from the Department of Fish and Game and U.S. Army Corps of Engineers for altering or working within any of the ditches prior to the commencement of grading activities and/or construction of utility and storm-drainage infrastructure.	Prior to issuance of a grading permit and during construction..	Department of Fish and Game, U.S. Army Corps of Engineers, Planning Division, Engineering Division.	
<i>Mitigation 5.</i> The final improvement plans shall be refined to maintain existing trees on the project site wherever reasonably possible subject to the standards of Sections 18.45.070.B and 18.45.090 (Tree Preservation) of the Redding Municipal Code. Trees to be retained or areas of trees to be retained shall be delineated with snow fencing prior to grading. Placement of the snow fencing shall be confirmed in the field at a preconstruction meeting with Development Services Department staff.	During review of project improvement plans and during construction.	Planning Division and Engineering Division.	

Mitigation Measure	Timing/Implementation	Enforcement/Monitoring	Verification (Date and Initials)
<b><i>Cultural Resources</i></b>			
<p><i>Mitigation 6.</i> A qualified archaeologist or local Native American representative shall be allowed on the site during the grading or other earth-disturbance or removal activities. The designated representative shall be given 48 hours' notice of the commencement of the work with a copy to the City Planning Division. If, in the course of development, any historical or cultural resources are uncovered, construction activities in the affected area shall cease, and a qualified archaeologist shall be contacted to review the site and advise the City of the site's significance. If the findings are deemed significant, appropriate mitigation(s) shall be required prior to any resumption of work on the project. The applicant is not obligated to compensate the monitor and may require liability indemnification for the monitor.</p>	<p>Prior to issuance of a grading permit and during construction.</p>	<p>Planning Division, Engineering Division.</p>	

9-12-06  
 RFPEIR\PD1205-GPA305-RZ1105-LT-MMP-TBL.wpd