

## **MITIGATION MONITORING PROGRAM**

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### **TENTATIVE SUBDIVISION MAP APPLICATION (S-10-05), TUSCANY VILLAS, AND PLANNED DEVELOPMENT PLAN PD-5-05**

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

This document is the Mitigation Monitoring Program (MMP) for Tuscany Villas Subdivision (S-10-05) and Planned Development Plan PD-5-05. 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 Tuscany Villas Subdivision (S-10-05) and Planned Development Plan PD-5-05. It is intended to be used by City of Redding (City) staff, participating agencies, 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.

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### **MITIGATION MONITORING TABLE**

The Mitigation Monitoring Table identifies the mitigation measures proposed for Tuscany Villas Subdivision (S-10-05) and Planned Development Plan PD-5-05. 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 TENTATIVE SUBDIVISION MAP APPLICATION (S-10-05), TUSCANY VILLAS,**  
**AND PLANNED DEVELOPMENT PLAN PD-5-05**

Mitigation Measure	Timing/Implementation	Enforcement/Monitoring	Verification (Date and Initials)
<i>Transportation/Circulation</i>			
<p><b>Mitigation Measure 1</b> Improvements to Oasis Road and Gold Hills Drive shall be as specified by the City Engineer and Planning Division and will include, but not be limited to, construction of left-turn pockets at the Gold Hills Drive and Oasis Road entrances to the subdivision.</p> <p><b>Mitigation Measure 2</b> Because the Proposed Plus Pending Projects' impacts (excluding Oasis Center) will exceed the threshold for significant-impact level for intersection operations at the Northbound I-5/Oasis Road intersection, mitigation must be provided through signalization of the northbound off-ramp. In addition to signalization, a separate right-turn lane must be provided in the northbound I-5 approach to Oasis Road to maintain acceptable LOS conditions and traffic queuing lengths. The Tuscany Villas project shall either construct the improvement as a requirement of the development or participate financially on a pro rata basis in the cost of the construction of the improvements if the signal is already under construction at the time of final subdivision map approval. Should Tuscany Villas construct the signal, it shall be eligible for reimbursement up to its pro rata share of the cost from other projects which benefit from the improvement.</p> <p><b>Mitigation Measure 3</b> Prior to recording a final map, the applicant, owner, or successor in interest shall agree to enter into an agreement with the City to participate in a funding mechanism that ensures the improvements to the Oasis Road/I-5 interchange, as well as the supporting State/local road network and its ancillary improvements as identified in EIR-2-02 for the Redding Oasis Center, and any supplemental improvements which may be identified in the Oasis Road Specific Plan MEIR.</p>	<p>With improvement plans; during construction.</p> <p>With improvement plans; during construction.</p> <p>Prior to final map recording</p>	<p>Development Services Department</p> <p>Development Services Department; Caltrans</p> <p>Development Services Department</p>	

Mitigation Measure	Timing/Implementation	Enforcement/Monitoring	Verification (Date and Initials)
<p><b>Mitigation Measure 4</b> Notwithstanding No. 3 above, up to a maximum of 49 lots may be recorded prior to final establishment of a funding mechanism for the improvements referred to in No. 2 above. Payment of a project-specific facility fee, established by the City Council or its designee equal to the project's preliminary pro rata share of the circulation improvements, shall be paid at time of recording of the final map. In the alternative, a \$5,000-per-lot fee shall be deposited with the City prior to recording a final map. If the final per-lot fee is lower than \$5,000, the difference shall be refunded to the payee. If the final per-lot fee is more, the additional amount due shall be spread over the balance of the units and collected with issuance of a building permit.</p>	Prior to final map recording	Development Services Department	
<b>Biological Resources</b>			
<p><b>Mitigation Measure 5</b> The developer shall secure any necessary Section 404 permit from the U.S. Army Corps of Engineers (ACOE) prior to issuance of a City grading permit that would result in the placement of fill or other loss of jurisdictional waters as identified by an ACOE-verified delineation. Mitigation for the loss of jurisdictional waters shall be satisfied in a manner and schedule established by the ACOE permit.</p>	Prior to approval of improvement plans	Development Services Department	
<p><b>Mitigation Measure 6</b> The developer shall secure any necessary "1600 permit" from the California Department of Fish and Game (CDFG) prior to issuance of a City grading permit that would impact a stream channel under CDFG jurisdiction.</p>	Prior to approval of improvement plans	Development Services Department	
<p><b>Mitigation Measure 7</b> In compliance with the Migratory Bird Treaty Act, any vegetation removal from the site is to occur before April 1 or after July 31. If this is not possible, a nesting survey should be conducted prior to vegetation removal. If active nests are found, vegetation clearing is to be postponed until after the young birds have fledged.</p>	Prior to commencement of grading	Development Services Department	
<p><b>Mitigation Measure 8</b> The buckwheat scrub plant community shall be protected through implementation of the following measures:</p>	With improvement plans; during construction	Development Services Department	

Mitigation Measure	Timing/Implementation	Enforcement/Monitoring	Verification (Date and Initials)
<ul style="list-style-type: none"> <li>a. The areas identified on the tentative map for preservation of the sensitive plant community shall be placed in an open-space easement and the land shall be titled to the Homeowners' Association to be established with the project. Dumping of debris or vegetation trimmings within the area is prohibited.</li> <li>b. Preserve areas will be established and protected from physical disturbance, both during and after construction. These areas will be shown on all copies of the grading and related improvement plans. Prior to initiating site clearing and grading activities, construction fencing will be installed to clearly designate the preserve areas.</li> <li>c. Existing hydrology shall be maintained to the greatest extent possible. To avoid unseasonable runoff into the preserve, lots bordering the preserve areas will be graded to drain toward the street. Where this is not feasible, a storm drain will be installed to intercept and redirect all runoff from the lots away from the preserve areas as specified by the City Engineer.</li> <li>d. Erosion-control measures adjacent to the sensitive plant communities being preserved will include the use of cellulose fiber, certified weed-free straw, or rice straw and shall avoid the use of invasive plant materials that may become established in the preserve.</li> <li>e. Piles of debris currently deposited within the preserve areas shall be removed and taken to a suitable disposal site. Cleanup activities, including fire fuel-load-reduction clearing shall be conducted in a manner that minimizes potential impact to soils, the sensitive plant community, and other native vegetation.</li> <li>f. Hand crews shall be used to minimize potential impact to soils and vegetation within 50 feet of the buckwheat scrub plant community during fire fuel-load-reduction clearing.</li> <li>g. A noncombustible fence approved by the Planning Division shall be constructed along perimeter areas of the preserve not adjacent to residential lots to ensure that vehicles cannot access the preserve from these locations.</li> <li>h. The preserve shall be protected in perpetuity through establishment of a conservation easement to be held by the</li> </ul>			

Mitigation Measure	Timing/Implementation	Enforcement/Monitoring	Verification (Date and Initials)
<p>DFG, or an entity approved by the DFG, and maintained through the establishment of a Homeowners' Association.</p> <p>i. Pedestrian trails within the preserve shall be constructed to avoid the buckwheat scrub plant community to the extent determined by the City to be practicable after consultation with the DFG.</p>			
<i>Noise</i>			
<p><b>Mitigation Measure 9</b></p> <p>A 6-foot-tall, solid noise barrier shall be constructed along and near the project property line adjacent to Oasis Road and Gold Hills Drive as identified in the noise analysis to comply with the City of Redding exterior noise level criterion. Approval of the design and materials is to be obtained from the Development Services Department (Planning and Building Divisions) and Transportation and Engineering Department (Engineering Division) with the improvement plans for the subdivision.</p>	<p>With improvement plans; during construction</p>	<p>Development Services Department</p>	

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