

MITIGATION MONITORING PROGRAM

THE RESERVE AT GOLD HILLS SUBDIVISION (S-17-04), PLANNED DEVELOPMENT PLAN PD-2-05, AND REZONING RZ-2-05

MITIGATION MONITORING PROGRAM CONTENTS

This document is the Mitigation Monitoring Program (MMP) for The Reserve at Gold Hills Subdivision (S-17-04), Planned Development Plan PD-2-05, and Rezoning RZ-2-05. 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 The Reserve at Gold Hills Subdivision (S-17-04). 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.

MITIGATION MONITORING PROGRAM

MITIGATION MONITORING TABLE

The Mitigation Monitoring Table identifies the mitigation measures proposed for The Reserve at Gold Hills Subdivision (S-17-04). 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 THE RESERVE AT GOLD HILLS SUBDIVISION S-17-04, PLANNED DEVELOPMENT PLAN PD-2-05,
AND REZONING RZ-2-05 MMP

Mitigation Measure	Timing/Implementation	Enforcement/Monitoring	Verification (Date and Initials)
<i>Air Quality</i>			
<p>Mitigation Measure 1 The following Best Available Mitigation Measures shall be applied with development of the project:</p> <ol style="list-style-type: none"> a. Traffic Flow Improvements. Construction of left-turn lanes and acceleration and deceleration lanes and any necessary appurtenant improvements as determined by the City Engineer at the project entrances will improve traffic flow and safety conditions. b. Pedestrian Access to Public Transit. The project will provide for pedestrian access to major points within the development (e.g., clubhouse, private and public park, adjacent subdivisions, and open-space areas, etc.). c. Neighborhood Telecommunication. The project will include a DSL neighborhood telecommunications network to facilitate residents working from home. d. Complementary Use Mix. The project site will be located within ¼ mile of the proposed Redding Oasis Center. e. Park and Recreational Facilities. A private park and clubhouse is proposed with the planned development. Additionally, a dedication of four usable acres of land is proposed at the southeast corner of the development for park purposes. This is anticipated to be part of a ten-acre neighborhood park that would serve the area. Dedication of the steep-slope and floodplain areas for open-space purposes is also proposed. The need to travel a much greater distance to access such park and recreation facilities will be eliminated and impacts to air quality reduced. f. Apply nontoxic soil stabilizers according to manufacturer's specifications to all inactive construction areas (previously graded areas inactive for ten days or more). g. Re-establish ground cover on the construction site through seeding and watering before final occupancy. 	<p>With improvement plans; during construction.</p>	<p>Development Services Department</p>	

Mitigation Measure	Timing/Implementation	Enforcement/Monitoring	Verification (Date and Initials)
<ul style="list-style-type: none"> h. Suspend all grading operations when winds (as instantaneous gusts) exceed 20 miles per hour as directed by the Shasta County AQMD. i. Provide temporary traffic control (e.g., flag person) as appropriate during all phases of construction to improve traffic flow. j. Schedule construction activities that affect traffic flow to off-peak hours. k. Water active construction sites at least twice daily as directed by the Engineering Division. l. Cover all trucks hauling dirt, sand, soil, or other loose materials or maintain at least two feet of freeboard (minimum vertical distance between top of the load and the trailer) in accordance with the requirements of CVC Section 23114. This provision is enforced by local law enforcement agencies. m. Sweep streets at the end of the day if visible soil materials are carried onto adjacent public paved roads. n. Install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash off trucks and any equipment leaving the site on each trip. 			
Transportation/Circulation			
<p>Mitigation Measure 2 Construction of left-turn lanes and acceleration and deceleration lanes and any necessary appurtenant improvements as determined by the City Engineer at the project entrances are required to improve traffic flow and safety conditions.</p> <p>Mitigation Measure 3 Prior to recording a final map, the applicant, owner, or successor in interest shall enter into a development agreement with the City to participate in a funding mechanism for the project's cumulative impacts that ensures construction of the improvements to the Oasis Road/I-5 interchange as well as the supporting State/local road network and any necessary ancillary improvements. Improvements would include those recommended 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>Prior to final map recording</p>	<p>Development Services Department</p> <p>Development Services Department</p>	

Mitigation Measure	Timing/Implementation	Enforcement/Monitoring	Verification (Date and Initials)
<p>Mitigation Measure 4 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. 3 above. Payment of a project-specific facility fee established by the City Council or its designee equal to the project's pro rata share of the circulation improvements shall be paid prior to recording of the final map. In the alternative, a \$5,000 per lot fee shall be deposited with the City prior to issuance of a building permit.</p>	Prior to final map recording	Development Services Department	
Biological Resources			
<p>Mitigation Measure 5 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>Mitigation Measure 6 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>Mitigation Measure 7 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	

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