

MITIGATION MONITORING PROGRAM

USE PERMIT APPLICATION UP-6-03, AMENDMENT

MITIGATION MONITORING PROGRAM CONTENTS

This document is the Mitigation Monitoring Program (MMP) for the Hilltop VI Retail Development, Use Permit UP-6-03, Amendment. 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 Hilltop VI Retail Development, Use Permit UP-6-03, Amendment. 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 Hilltop VI Retail Development, Use Permit UP-6-03, Amendment. 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 HILLTOP VI RETAIL DEVELOPMENT, USE PERMIT UP-6-03, AMENDMENT**

Mitigation Measure	Timing/Implementation	Enforcement/Monitoring	Verification (Date and Initials)
<i>Air Quality</i>			
<p>Mitigation Measure 1 The SMM and improvements to achieve a 20 percent emission reduction per City policy listed under a,c. above are mitigation measures incorporated into the project or 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.</p>	Improvement plan review and during construction	Transportation and Engineering Plan Check and Inspection	
<i>Transportation/Circulation</i>			
<p><i>The following improvements included in the project proposal serve to mitigate identified project traffic impacts:</i></p> <p>Mitigation Measure 2 Necessary pavement widening and striping of Hilltop Drive between East Palisades Avenue and Browning Street to create two northbound vehicle lanes and paved shoulder; curb, gutter, and sidewalk along project frontage.</p> <p>Mitigation Measure 3 Pavement widening to create a northbound Hilltop Drive to eastbound Browning Street free right-turn lane.</p> <p>Mitigation Measure 4 Construction of a complete raised median in Hilltop Drive the length of the project frontage with a left-turn pocket at Browning Street (<i>the project proposal included a break in the median to allow left-in turn movements; inadequate stacking distances and turn radii make this infeasible</i>).</p> <p>Mitigation Measure 5 Widening of Browning Street based upon its ultimate centerline to accommodate one eastbound vehicle lane; two westbound vehicle lanes; a median left-turn lane; and curb, gutter, and sidewalk along the project frontage.</p>	<p>Improvement plan review and during construction</p> <p>Improvement plan review and during construction</p> <p>Improvement plan review and during construction</p> <p>Improvement plan review and during construction</p>	<p>Development Services and Transportation and Engineering Departments</p> <p>Development Services and Transportation and Engineering Departments</p> <p>Development Services and Transportation and Engineering Departments</p> <p>Development Services and Transportation and Engineering Departments</p>	

Mitigation Measure	Timing/Implementation	Enforcement/Monitoring	Verification (Date and Initials)
<p><i>Additional mitigations necessary as identified in the project traffic analysis and City staff analysis:</i></p> <p>Mitigation Measure 6 Necessary right-of-way acquisition; pavement widening; curb and gutter improvements at the Rockaway Drive driveway, extending north to existing curb and gutter; and striping to create two southbound vehicle travel lanes and shoulder on Hilltop Drive between Browning Street and Rockaway Drive.</p> <p>Mitigation Measure 7 The Browning Street improvements shall include dual left-turn movements from westbound Browning Street to southbound Hilltop Drive.</p> <p>Mitigation Measure 8 Outbound (i.e., westbound) left-turn movements shall be prohibited at the westerly Browning Street driveway through construction of a raised median in Browning Street. As an alternative, the driveway may be shifted a minimum of 215 feet east of the centerline of Mission de Oro Drive, which would allow the left-turn movement.</p> <p>Mitigation Measure 9 The easterly Browning Street driveway shall be relocated from what is shown on the project application site plan to align with and facilitate a future realignment of the Mission de Oro Drive/Browning Street intersection as identified in the Draft Highland Park Subdivision Traffic Impact Analysis prepared by Omni-Means and the site graded accordingly to allow for proper sight distance at the driveway.</p> <p>Mitigation Measure 10 A traffic signal shall be installed at the intersection of Canby Road and Browning Street prior to issuance of an occupancy permit.</p> <p>Mitigation Measure 11 Payment of the City's Citywide Traffic Impact Fee and Dana Drive Traffic Impact Fee (fair share of impacts to Hilltop Drive, Churn Creek Road, Churn Creek Road/Dana Drive intersection and cumulative Year 2025 impacts; estimated fees are \$1,452,010.39 for Citywide TIF and \$217,757.62 for Dana Drive TIF).</p>	<p>Improvement plan review and during construction</p> <p>Improvement plan review and during construction</p> <p>Improvement plan review and during construction</p> <p>Improvement plan review and during construction</p> <p>Improvement plan review and during construction</p> <p>Improvement plan review and during construction</p> <p>Issuance of a building permit(s)</p>	<p>Development Services and Transportation and Engineering Departments</p> <p>Development Services and Transportation and Engineering Departments</p> <p>Development Services and Transportation and Engineering Departments</p> <p>Development Services and Transportation and Engineering Departments</p> <p>Development Services and Transportation and Engineering Departments</p> <p>Development Services Department</p> <p>Development Services and Transportation and Engineering Departments</p>	
Biological Resources			
<p>Mitigation Measure 12 Mitigation for the loss of the on-site jurisdictional waters will be achieved through the mitigation agreement associated with the project</p>	<p>Improvement plan review</p>	<p>Development Services and Transportation and Engineering Departments</p>	

Mitigation Measure	Timing/Implementation	Enforcement/Monitoring	Verification (Date and Initials)
ACOE 404 permit. The Department of Fish and Game has indicated that fulfillment of Corps mitigation requirements will be sufficient to offset adverse effects on habitat.			
<i>Noise</i>			
<p>Mitigation Measure 13 To minimize noise levels at the adjoining apartments, roof-mounted heating/cooling units will be placed at least 30 feet back from the southern edge of the Building C rooftop, and a solid screening wall will be constructed along the roof edges facing the apartments, with a minimum height equal to the height of the equipment.</p> <p>Mitigation Measure 14 To attenuate traffic and truck delivery noise in relation to the residential apartments on Jamieson Court to the south of the project site, an 8-foot-high, solid masonry perimeter wall will be constructed along the south property line adjacent to the Jamieson Court apartments' property line.</p> <p>Mitigation Measure 15 To attenuate truck delivery/loading noise, the truck delivery dock on the east side of Building B will incorporate a 10-foot-high solid masonry screen wall.</p> <p>Mitigation Measure 16 Truck delivery hours utilizing the Canby Road driveway will be limited to between 7 AM and 10 PM.</p>	Building permit plan check	Development Services—Planning and Building Divisions	
<i>Cultural Resources</i>			
<p>Mitigation Measure 17 During grading activity, an archaeologist shall be allowed to make periodic visits to the site to determine the presence of any archaeological sites that could not be located due to low ground visibility.</p> <p>Mitigation Measure 18 If buried cultural resources or human remains are encountered during grading or construction activities, all ground-disturbing activities shall be halted within a 100-foot radius of the discovery until the County Coroner and a qualified archaeologist examine the remains and make a determination as to their significance and origin. Further treatment of any human remains shall be in accordance with California Health and Safety Code 7050.5 and Public Resources Code Section 5097.98.</p>	Grading/construction inspection	Transportation and Engineering Department	