

Tentative Tract Map No. 20571 – Madera at Citrus Trail Residential Project

Final Initial Study and Mitigated Negative Declaration

Lead Agency:

City of Redlands
35 Cajon St., Ste. 20/P.O. Box 3005
Redlands, CA 92373
Office 909.798.7555 ext. 7344



Prepared by:

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Final IS/MND
March 6, 2024

- This document is designed for double-sided printing -

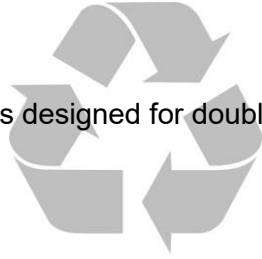


Table of Contents	Page
1 Introduction	1-1
2 Response to Comments	2-1
3 Errata	3-1
4 Public Circulation.....	4-1
5 Mitigation Monitoring Reporting Program.....	5-1

List of Tables

Table 2-1 Public Review Draft IS/MND Comments.....	2-1
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Attachments

Attachment 1: Public Review Draft IS/MND	4-8
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1 – INTRODUCTION

This Final Initial Study and Mitigated Negative Declaration (Final IS/MND) has been prepared to provide revisions to the Public Review Draft IS/MND, dated October 11, 2023, that was prepared for the proposed project (see Attachment 1) and to respond to public comments that were received during the public circulation period for the document. Certification of this Final IS/MND by the Redlands City Council must occur as part of approval of the proposed project and related city approvals.

Purpose of the IS/MND

The Public Review Draft IS/MND was prepared to assess the short-term, long-term, and cumulative environmental impacts resulting from the proposed project. The Public Review Draft IS/MND was prepared to comply with CEQA Guidelines § 15063, which sets forth the required contents of an Initial Study. These include:

- A description of the project, including the location of the project (see Section 2 of Attachment 1);
- Identification of the environmental setting (see Section 2.10 of Attachment 1);
- Identification of environmental effects by the use of a checklist, matrix, or other methods, provided that entries on the checklist or other form are briefly explained to indicate that there is some evidence to support the entries (see Section 4 of Attachment 1);
- Examination of whether the project is compatible with existing zoning, plans, and other applicable land use controls (see Section 4.13 of Attachment 1);
- Discussion of ways to mitigate significant effects identified, if any (See Section 5); and,
- The name(s) of the person(s) who prepared or participated in the preparation of the Initial Study (see Section 6 of Attachment 1).

Project Description

The proposed project includes Tentative Tract Map No. 20571, which would include the construction of 102 new single-family homes, consisting of approximately 214,454 square feet of gross building space, along with associated landscaping and roadway improvements. The proposed single-family homes would be designed in three plan types (P1, P2, and P3), with various architectural styles associated with each plan. All of the proposed plan types would have two stories, a two-car garage, and would range in height from 27 feet to 30 feet. Plan P1 is a 1,544-square foot house, with 3 bedrooms, 2.5 bathrooms, and an attached 408-square foot garage. Plan P2 is a 1,700-square foot house, with 3 bedrooms, 2.5 bathrooms, and an attached 409-square foot garage. Plan P3 is a 1,858-square foot house, with 4 bedrooms, 3.5 bathrooms, and an attached 407-square foot garage. Forty (40) of the proposed housing units would be plan type P1, twenty-six (26) of the proposed units would be plan type P2, and thirty-six (36) of the proposed units would be plan type P3.

Passenger vehicle access to and from the project site would be provided via three new streets connecting to Colton Avenue and Wabash Avenue. “A” Street would run in a north – south direction, and connect with Colton Avenue. “B” and “C” Streets would run in an east – west direction, both connecting to Wabash Avenue and “A” Street. From these streets, there would be drive aisles that would provide direct access to residential units. Development of the project would

include 204 garage parking stalls and 65 guest parking stalls; totaling 269 parking stalls. Approximately 74,220 square feet of the site would be landscaped. Landscaping includes the front, side, and backyards of the housing units, sidewalk landscaping within the development area and on outwardly facing Colton Avenue and Wabash Avenue, as well as the community park located within the center of the project site. The remainder of the site would be paved, including sidewalks, streets within the neighborhood, and driveways. The project also includes development of a 0.63 acre private park. The park would be located off of “A Street” in the center of the proposed community and would include: an area for children with recreational “climb and slide” equipment, an enclosed dog park, open turf, and a sitting area with shaded benches and two outdoor grills. Newly planted trees would also encircle the community park.

The proposed project would install new onsite water and sewer lines that would connect to existing lines in the surrounding streets. The proposed project would have two drainage areas, the first comprising the majority area of the site, the second being smaller, located at the southwest corner of the site. Stormwater would be captured and infiltrated on site through two subsurface infiltration facilities. Flows would be collected by catch basins and conveyed, via the on-site storm drain, to the underground infiltration facility where filters would remove sediment, debris, and various pollutants. Based on the preliminary estimates, grading for the project would require cut of approximately 33,287 cubic yards (cy), and fill of 40,918 cy, requiring approximately 7,631 cubic yards of soil import during grading.

City of Redlands Discretionary Approvals

The City Council as lead agency must take the following actions with respect to the Final IS/MND before the Council can approve the proposed project:

- Planning Commission Review and Approval
- Tentative Tract Map No. 20571
- General Plan Amendment
- Specific Plan No. 66
- Compliance with the requirements of CEQA
- Grading Permits and Encroachment Permits
- Building Permits

No other government/public agency approvals are required for the proposed project.

Availability of IS/MND Materials

Materials related to the preparation of Public Review Draft IS/MND and this Final IS/MND are available for public review on the city website: <https://www.cityofredlands.org/post/environmental-documents>. To request an appointment to review these materials in person, please contact:

Ryan Murphy
Senior Planner
City of Redlands
35 Cajon St., Ste. 20
Redlands, CA 92373
Office 909.798.7555 ext. 7308
Email: rmurphy@cityofredlands.org

2 – RESPONSE TO COMMENTS

The Public Review Draft IS/MND was circulated for 30-day public review and comment period beginning on October 12, 2023 and ending on November 14, 2023. A Notice of Intent to Adopt was sent to the State Clearinghouse, other government agencies, neighboring cities, and non-governmental interested parties. The city’s Local Agency Notification List, showing who received notice of the Public Review Draft IS/MND, is provided in Section 4.0 (Public Circulation) of this Final IS/MND. Two (2) comment letters were received (see Table 2-1). A copy of the comment letter, and written responses to those comments, follows below. Based on the responses to comments provided below, no further analysis of impacts is required and no edits to the Public Review Draft IS/MND are necessary.

**Table 2-1
Public Review Draft IS/MND Comments**

ID	Agency/Organization/Individual	Date
A	Julia Lenhardt	November 7, 2023
B	Alexandria McCleary (San Manuel Band of Mission Indians)	November 16, 2023

COMMENT LETTER A – JULIA LENHARDT

From: Julia Lenhardt
Sent: Tuesday, November 7, 2023 4:28 PM
To: Ryan Murphy
Subject: Comments on EIR: Madera at Citrus Trails

You don't often get email from jenhardt.julia@gmail.com. [Learn why this is important](#)

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Hello Mr. Murphy,

I'm writing in regards to the environmental impact reports for the Madera at Citrus Trails project. I have a few comments:

1. The air quality impact report states that the census tract of the project (in which I also live) is in the 100th percentile for ozone exposure, but that this doesn't warrant specific requirements since overall air quality is in the 41st percentile. Since ozone is directly related to asthma, trouble breathing, chest pain, etc, the 100th percentile statistic is extremely concerning. Since ozone is formed (primarily) from the combination of car emissions and sunlight, I would request a further analysis of the additional air quality impact from the over 200 cars expected to be driving in and out of the development every day for years to come. Perhaps the construction would not noticeably impact air quality for a long time, but 200 additional cars in the neighborhood would.
2. Regarding the gopher and squirrel populations living on the land currently - I understand they are not protected species. But there are thousands of them living on that land. I would like to know what is the expected impact to surrounding neighborhoods, Crafton Elementary grounds and Crafton city park grounds when the thousands of ground nesting animals move out of that land and into those spaces. There will certainly be costs associated with that.
3. The traffic analysis fails to address the fact that just south of the intersection of Wabash and Colton, Wabash becomes a school zone with 25mph speed posted. This is already an extremely dangerous crossing (I can speak to this from daily experience), and students cross it every day from the East Valley highschool and the Crafton elementary school. I think additional analysis is needed to address impacts to the school zone area and should consider pedestrian crossings.

Thank you very much,
Julia Lenhardt
Adams St, Redlands, CA

ID	Response to Comment Letter A – Julia Lenhardt
A-1	<p>The commenter accurately identifies that page 60 of the Public Review Draft IS/MND describes the census tract in which the project is located (census tract 6071008402) as having a cumulative score in the 41st percentile and ozone indicator in the 100th percentile, based on data available from CalEnviroScreen 4.0. The Public Review Draft IS/MND never states, however, that ozone should be omitted or dismissed from the analysis. It only states that the census tract is not defined as a “disadvantaged community,” because it does not fall within a cumulative percentile of 75 or greater (i.e., how SB 535 defines a “disadvantaged community”). As described below, the project’s air quality impacts, including ozone during the project’s operational phase, have been fully evaluated.</p> <p>As described on page 3-1 of the Air Quality and Health Risk Assessment Report (Appendix A of the Public Review Draft IS/MND), ground-level ozone is not emitted directly into the atmosphere. Rather, ozone is created from chemical reactions between oxides of nitrogen (NOx) and reactive organic gases (ROG) in the presence of sunlight. The Public Review Draft IS/MND includes an analysis of potential ozone impacts on both the regional and localized scale through the analysis of the project’s NOx and ROG emissions during project construction and operation and, thusly, analyzes how the proposed project could exacerbate ozone levels in the vicinity of the project and air basin as a whole.</p> <p>As shown in Table 6 (Public Review Draft IS/MND page 58), the project’s unmitigated construction emissions, including ROG and NOx, would be below all regional SCAQMD CEQA thresholds. Similarly, Table 7 (Public Review Draft IS/MND page 59) shows unmitigated operational emissions would also be below all regional SCAQMD CEQA thresholds. The operational ROG and NOx emissions are approximately 14% and 16% of the maximum daily emissions during construction, respectively. Therefore, while construction emissions would be greater than operation, at no time would project activities exceed applicable thresholds established by the SCAQMD for the protection of regional air quality.</p> <p>Although not contained in the main body of the Public Review Draft IS/MND, Appendix A (Air Quality Impact and Health Risk Assessment) included a localized significance threshold (LST) analysis for the project. As described on page 4-2 of Appendix A:</p> <p>“In addition to establishing thresholds of significance for emissions of criteria air pollutants on a regional level, the SCAQMD has also developed Localized Significance Thresholds (LSTs) that represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable Federal or State ambient air quality standards, which would result in significant adverse localized air quality effects.”</p> <p>The SCAQMD’s LSTs, which were developed in response to one of the Air District’s environmental justice initiatives, takes into account a number of factors, including (1) existing ambient air quality in each SRA; (2) how many acres the project would disturb; and (3) how far project construction and operational activities would take place from the nearest sensitive receptor. As shown in Tables 4-9 and 4-10 of Appendix A (page 4-13), the proposed project’s construction and operational emissions (including NOx) would be below applicable LSTs for the site. It should be</p>

ID	Response to Comment Letter A – Julia Lenhardt
	<p>further noted that mobile source NOx emissions during the operational phase (0.1 lbs/day; see Table 4-10) would be less than 0.1% of the SCAQMD LST of 270 lbs/day.</p> <p>Therefore, the proposed project’s potential to adversely impact air quality, including ozone, has been fully evaluated. The approximately 918 additional vehicle trips generated by the project would not significantly impact air quality in the vicinity of the project, including ozone concentrations. No further analysis is required.</p>
<p>A-2</p>	<p>Common species (such as gophers and squirrels) are not required to be evaluated under CEQA (please see CEQA Appendix G Section IV for a list of topics required to be analyzed). Common species are outlined as part of reporting the existing baseline conditions of a site, but no impact evaluation or mitigation is required for species that are not listed or protected under any laws, regulations, policies, or plans. In addition, CEQA does not require analysis of displacement of common species from projects sites. As such, this comment has been noted and no further analysis is required.</p>
<p>A-3</p>	<p>As documented in the project TIA, the project is forecast to contribute approximately 14 trips during the AM peak hour on Wabash Avenue south of Colton Avenue; this equates to approximately one additional trip every four minutes and is well below the typical threshold of 50 peak hour trips used for identifying roadway facilities that may be substantially affected by additional traffic. In addition, project trip contributions are expected to be lower during the afternoon school release period.</p> <p>An existing pedestrian crossing is located south of Colton Avenue at the intersection of Wabash Avenue and Independence Avenue. Based on cursory review of crash data, there does not appear to be any reported collisions involving bicycles or pedestrians at the intersection of Wabash Avenue and Independence Avenue for the most recent 5-year period of available data from the Transportation Injury Mapping System (UC Berkeley/SafeTREC, January 1, 2017 through December 31, 2022). Therefore, there does not appear to be a history of pedestrian or bicycle collisions at this intersection that would warrant further analysis.</p> <p>Additionally, the intersection of Wabash Avenue and Independence Avenue is all-way stop controlled, requiring all vehicles to come to a complete stop before proceeding through the intersection. Pedestrian crossings are appropriately marked as yellow school zone crossings with ladder/perpendicular markings for enhanced visibility. Therefore, the crossing referred to in Comment 3 currently includes features that enhance pedestrian safety.</p> <p>Based on review of these considerations, the project is expected to have no significant effect on pedestrian crossings south of Colton Avenue, and no further analysis is required.</p>

COMMENT LETTER B – ALEXANDRIA MCCLEARY (SAN MANUEL BAND OF MISSION INDIANS)

From: Alexandra Mc Cleary
Sent: Thursday, November 16, 2023 8:48 PM
To: Ryan Murphy
Subject: TTM No. 20571 Madera at Citrus Trail Residential Project [CIT-RED-2022-21]
Importance: High

You don't often get email from alexandra.mccleary@sanmanuel-nsn.gov. [Learn why this is important](#)

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Dear Ryan,

Upon review of the Initial Study of Project TTM No. 20571 – Madera at Citrus Trail Residential Project, it would appear that the City's AB 52-related consultation was not included. The Study inaccurately reports that only the Morongo Band of Mission Indians requested consultation with the City. As the attached correspondence will demonstrate, this is not an accurate statement. San Manuel also requested consultation on this project and requested to be notified of inadvertent discoveries of cultural resources.

Can you please ensure that the MMs are corrected to include San Manuel as a consulting tribe? Note, San Manuel is not requesting one of its tribal monitors to be present on this project?

Thank you,
Alexandra

Alexandra Mc Cleary
Sr Mgr Cultural Resource Management
Alexandra.McCleary@sanmanuel-nsn.gov
O:(909) 864-8933 Ext 50-2023
M:(909) 633-0054
[26569 Community Center Dr Highland, California 92346](https://www.sanmanuelnsn.gov)



ID	Response to Comment Letter B – Alexandria McCleary
B-1	The commenter is correct in saying the San Manuel Band of Mission Indians requested consultation on this project and to be notified of inadvertent discoveries of cultural resources. As shown in the Errata section of this Final IS/MND (see Chapter 3), revisions have been made to the Public Review Draft IS/MND to include the San Manuel Band of Missions Indians as a consulting tribe on this project. In addition, the mitigation measures for cultural resources have been revised to include the San Manuel Band of Mission Indians for notification in the event of inadvertent discoveries of cultural resources.

3 – ERRATA

This section identifies revisions to the Public Review Draft IS/MND. These revisions incorporate clarifications, corrections, or additions prepared as a result of project changes and consultation with interested parties during the public review period that occurred from October 12, 2023 through November 14, 2023. Revisions are shown below in underline. Deletions are shown in strikethrough. Commentary notes are shown in *italic type* where needed.

None of the revisions below represents a substantial increase in the severity of an identified significant impact or the identification of a new significant impact, mitigation, or alternative considerably different from those already considered in the Public Review Draft IS/MND.

Public Review Draft IS/MND Chapter 1, Introduction

(Page 1, 1st paragraph, 1st sentence): The City of Redlands (“Lead Agency”) received a development proposal from Soni 2012 Irrevocable Trusts (“applicant”) for a Tentative Tract Map (No. 20571) that would develop 102 ~~403~~ new single-family homes, as well as a 0.63-acre community park (together these comprise the “project”), on a 9.01-acre parcel located at the northwest corner of Colton Avenue and Wabash Avenue in the City of Redlands, California.

Public Review Draft IS/MND Section 2.8, Project Description

(Page 6, 1st paragraph, 1st sentence): The proposed project includes Tentative Tract Map No. 20571, which would include the construction of 102 ~~403~~ new single-family homes, consisting of approximately 214,454 ~~216,567~~ square feet of gross building space, along with associated landscaping and roadway improvements (see Exhibit 3, Conceptual Site Plan).

Public Review Draft IS/MND Section 2.8, Project Description

(Page 6, 1st paragraph, 2nd sentence): Development of the project would also include 204 ~~206~~ garage parking stalls and 65 ~~70~~ guest parking stalls; totaling 269 ~~276~~ parking stalls.

Public Review Draft IS/MND Section 2.8, Project Description

(Page 6, 1st paragraph, 2nd sentence): Approximately 74,220 ~~65,470~~ square feet of the site would be landscaped.

Public Review Draft IS/MND Section 2.8, Project Description

(Page 7, Landscaping, 1st sentence): Approximately 74,220 ~~65,470~~ square feet of the site would be landscaped (see Exhibit 6, Conceptual Landscape Plan).

Public Review Draft IS/MND Section 2.8, Project Description

(Page 7, last paragraph, 1st sentence): There would be 269 ~~276~~ parking spaces provided on the project site, 65 ~~70~~ of which would be allocated for guest parking spaces, equating to approximately 2.6 ~~2.7~~ spaces per residence.

Public Review Draft IS/MND Section 4.1, Aesthetics

(Page 50, last paragraph, 4th sentence): Project plans include 204 ~~206~~ covered parking stalls for the 102 ~~403~~ proposed dwelling units.

Public Review Draft IS/MND Section 4.3, Air Quality

(Page 50, last paragraph, 4th sentence): The proposed project would generate approximately 330 ~~333~~ new residents, which would be well within the SCAG 2020 RTP/SCS growth projections for the City of Redlands (i.e., 11,300 residents between 2016 and 2045).

Public Review Draft IS/MND Section 4.5, Cultural Resources

(Page 72, 1st full paragraph, 3rd sentence): However, in the unlikely event that archeological materials are uncovered during ground-disturbing activities, and at the request of the Morongo Band of Mission Indians and the San Manuel Band of Mission Indians, **Mitigation Measures CUL-1** through **CUL-8** have been incorporated.

Public Review Draft IS/MND Section 4.5, Cultural Resources

(Page 72, 2nd full paragraph, 3rd sentence): In addition, the Morongo Band of Mission Indians and the San Manuel Band of Mission Indians requested incorporation of **Mitigation Measures CUL-1** through **CUL-8** to reduce potentially significant impacts to previously undiscovered human remains.

Public Review Draft IS/MND Section 4.5, Cultural Resources

(Page 72, Mitigation Measure CUL-1, 1st sentence): Prior to the issuance of grading permits, the applicant shall enter into a Tribal Monitoring Agreement with the Morongo Band of Mission Indians and the San Manuel Band of Mission Indians for the project.

Public Review Draft IS/MND Section 4.5, Cultural Resources

(Page 74, Mitigation Measure CUL-7, 1st sentence): The Morongo Band of Mission Indians and the San Manuel Band of Mission Indians requests the following specific conditions to be imposed in order to protect Native American human remains and/or cremations.

Public Review Draft IS/MND Section 4.5, Cultural Resources

(Page 74, Mitigation Measure CUL-7, section D, 1st sentence): If the Morongo Band of Mission Indians and/or the San Manuel Band of Mission Indians has been named the Most Likely Descendant (MLD), the Tribe(s) may wish to rebury the human remains and/or cremation and sacred items in their place of discovery with no further disturbance where they will reside in perpetuity.

Public Review Draft IS/MND Section 4.6, Energy

(Page 75, 2nd paragraph, 1st sentence): The proposed project consists of the construction and operation of 102 ~~403~~ new single-family residential home.

Public Review Draft IS/MND Section 4.9, Hazards and Hazardous Materials

(Page 86, 1st paragraph, 2nd sentence): The proposed project involves the development of 102 ~~403~~ single-family dwelling units, in addition to a community park and streets.

Public Review Draft IS/MND Section 4.10, Hydrology and Water Quality

(Page 88, 2nd paragraph, 5th sentence): The proposed project includes the construction of 102 ~~403~~ single family homes, interior streets, sidewalks, and a community park located at the center of the new development.

Public Review Draft IS/MND Section 4.10, Hydrology and Water Quality

(Page 88, 4th paragraph, 5th sentence): The proposed project includes the development of a new residential development, consisting of some 102 ~~403~~ single-family units, totaling approximately 214,454 ~~216,567~~ square feet of gross building space.

Public Review Draft IS/MND Section 4.10, Hydrology and Water Quality

(Page 88, 4th paragraph, 6th sentence): The project would include 204 ~~206~~ garage parking stalls and 65 ~~63~~ guest parking stalls; 269 total parking stalls.

Public Review Draft IS/MND Section 4.10, Hydrology and Water Quality

(Page 89, 1st paragraph, 1st sentence): However, approximately 74,220 ~~65,470~~ square feet of the site would be landscaped, including a 0.63 acre community park which would be centrally located within the neighborhood.

Public Review Draft IS/MND Section 4.14, Population and Housing

(Page 108, 2nd paragraph, 3rd sentence): The proposed project would include development of 102 ~~403~~ new single-family homes, which would result in a density of 11.32 ~~44.43~~ du/ac and up to 330 ~~333~~ new persons on the site.

Public Review Draft IS/MND Section 4.15, Public Services

(Page 111, 2nd paragraph, 1st sentence): The project includes construction of 102 ~~403~~ single family dwelling units, and, as such, would directly lead to population growth in the area of up to 330 ~~333~~ persons, and an associated growth within the Redlands Unified School District of up to 32 ~~33~~ students.

Public Review Draft IS/MND Section 4.16, Recreation

(Page 112, 1st paragraph, 1st sentence): The project involves the development of 102 ~~403~~ single family residential dwelling units at the northwestern corner of Colton Avenue and Wabash Avenue.

Public Review Draft IS/MND Section 4.16, Recreation

(Page 112, 2nd paragraph, 1st sentence): The project involves the development of 102 ~~403~~ single family dwelling units, as well as an approximately 0.63-acre community park.

Public Review Draft IS/MND Section 4.18, Tribal Cultural Resources

(Page 120, 1st paragraph, 1st sentence): Only the Morongo Band of Mission Indians and the San Manuel Band of Mission Indians responded and requested consultation with the City.

Public Review Draft IS/MND Section 4.18, Tribal Cultural Resources

(Page 120, 1st paragraph, 3rd sentence): However, at the request of the Morongo Tribe Band of Mission Indians and the San Manuel Band of Mission Indians, the City has agreed to implement **Mitigation Measures CUL-1** through **CUL-8** in the event of any inadvertent discovery of a TCR during construction activities related to the proposed project.

Public Review Draft IS/MND Chapter 5, Mitigation Summary

(Page 131, Mitigation Measure CUL-1, 1st sentence): Prior to the issuance of grading permits, the applicant shall enter into a Tribal Monitoring Agreement with the Morongo Band of Mission Indians and the San Manuel Band of Mission Indians for the project.

Public Review Draft IS/MND Chapter 5, Mitigation Summary

(Page 132, Mitigation Measure CUL-7, 1st sentence): The Morongo Band of Mission Indians and the San Manuel Band of Mission Indians requests the following specific conditions to be imposed in order to protect Native American human remains and/or cremations.

Public Review Draft IS/MND Chapter 5, Mitigation Summary

(Page 133, Mitigation Measure CUL-7, section D, 1st sentence): If the Morongo Band of Mission Indians or the San Manuel Band of Mission Indians has been named the Most Likely Descendant (MLD), the Tribe(s) may wish to rebury the human remains and/or cremation and sacred items in their place of discovery with no further disturbance where they will reside in perpetuity.

4 – PUBLIC CIRCULATION

Availability and Distribution

On October 11, 2023, the city of Redlands filed a Notice of Intent to Adopt a Mitigated Negative Declaration (NOI) for the proposed project with the San Bernardino County Clerk of the Board (see Attachment A). The city also published the NOI in the local public circulation *Redlands Daily Facts* on the same date. In addition, the NOI was sent by certified mail to public agencies, interested individuals, neighboring jurisdictions, other non-governmental entities, and interested individuals on the city's agency notification list (see Attachment B). The NOI was also submitted electronically along with a Notice of Completion (NOC) (see Attachment C) to the Office of Planning and Research's (OPR) State Clearinghouse (SCH) website for distribution to State agencies and the project was issued SCH #2023100328. The NOI and Public Review Draft IS/MND materials were also available on the city's website during the entire public review and comment period. Finally, notification was submitted to local Native American Tribal Governments in accordance with CEQA statutes, guidelines, and Assembly Bill 52. Below is a list of the public agencies, interested individuals, neighboring jurisdictions, other non-governmental entities, and interested individuals on the city's agency notification list:

Agency Notification List

Federal

United States Fish and Wildlife Service
United States Army Corps of Engineers

State of California

Office of Planning and Research State Clearinghouse

San Bernardino County

Clerk of the Board of Supervisors
San Bernardino County Land Use Services Department
San Bernardino County Public Works Department – Traffic Division
San Bernardino County Flood Control District
San Bernardino County Transportation Authority

Regional

San Bernardino Valley Municipal Water District
South Coast Air Quality Management District
Regional Water Quality Control Board
San Bernardino Valley Water Conservation District
Riverside County Planning Department
Southern California Association of Governments

Local Native American Tribes

Morongo Band of Mission Indians
San Manuel Band of Mission Indians
Ganbrieleño Band of Mission Indians – Kizh Nation

Local Cities

City of Calimesa Community Development Department
City of San Bernardino Community and Economic Development Department
City of Yucaipa Community Development Department
City of Highland Community Development Department
City of Loma Linda Community Development Department

Transportation

OmniTrans Public Transit Agency
Redlands Airport Association

Education

Redlands Unifies School District

Utilities/Services

Western Heights Water Company
Southern California Edison
Southern California Gas Co.
Verizon Communications

Non-Governmental Entities

Redlands Chamber of Commerce

ATTACHMENT A: NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION OR MITIGATED NEGATIVE DECLARATION

CITY OF REDLANDS DEVELOPMENT SERVICES DEPARTMENT

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

To: San Bernardino County Clerk of the Board
385 North Arrowhead Avenue
San Bernardino, CA 92415

and Office of Planning & Research
State Clearinghouse
1400 Tenth Street
Sacramento, CA 95814

From: City of Redlands, Development Services Department
P.O. Box 3005, Redlands, CA 92373-1505

Subject: Filing of Notice of Intent to Adopt a Mitigated Negative Declaration in compliance with Public Resources Code Section 21092.3.

Project Title: TTM No. 20571 - Madera at Citrus Trail Residential Project

N/A	Ryan Murphy, Senior Planner	Office 909.798.7555 ext. 7308
State Clearinghouse Number	Lead Agency Contact Person	Telephone Number

Project Location:

The project site is comprised of a single undeveloped, 9.01-acre parcel (APN# 0168-291-02) located on the northwest corner of Colton Avenue and Wabash Avenue in the City of Redlands, California. The surrounding uses include a mobile home park to the west, single-family residences to the north, industrial land uses to the east (across Wabash Avenue), and a mobile home park and the Orange Blossom Trail to the south (across East Colton Avenue).

Project Description:

The proposed project involves the construction of 103 new single-family homes, ranging between 1,544 and 1,858 square feet each, along with associated landscaping and internal roadway improvements. The project also includes a General Plan Amendment (GPA) from Low Density Residential to Medium Density Residential; a new Specific Plan for residential development with applicable development standards; and a Tentative Tract Map to subdivide approximately 9.01 acres for condominium purposes. All proposed house plan types would have two stories and two-car garages. The proposed residences would range in height from 27 feet to 30 feet, and would be designed in three plan types with various architectural styles associated with each plan. Development of the project would also include 206 garage parking stalls and 70 guest parking stalls, totaling 276 parking stalls. Approximately 65,470 square feet (1.5 acres) of the site would be landscaped. Landscaping includes the front, side, and backyards of the housing units, sidewalk landscaping within the development area and on outwardly facing Colton Avenue and Wabash Avenue, as well as the private community park located within the center of the project site. The remainder of the site would be paved, including sidewalks, private streets within the neighborhood, and driveways. Vehicle access to and from the project site would be provided via three new private internal streets connecting Colton Avenue and Wabash Avenue. From these streets, there would be drive aisles that would provide direct access to residential units. Project construction is anticipated to begin in early 2024 and last approximately 14 months.

The proposed project site is not listed on any list of hazardous waste sites prepared pursuant to Government Code Section 65962.5.

Public Review Process:

This is to advise that there is no substantial evidence of any potentially significant environmental effects from the

proposed project, and the City of Redlands has determined that a Mitigated Negative Declaration is the appropriate CEQA environmental determination for the project. The City of Redlands Planning Commission will hold a public hearing at a future noticed public meeting (date to be determined) to discuss and make a recommendation to the City Council on the above-referenced project. After public review of the Initial Study is completed, the City may propose to adopt a Mitigated Negative Declaration in accordance with the CEQA Guidelines.

The Initial Study, project plans, and related documents are available for public review at the Planning Division website at <https://www.cityofredlands.org/post/environmental-documents>.

A Planning Commission public hearing for this project has not yet been scheduled. Please contact the staff member below for further information about project status or a hearing date.

How to Submit Comments:

The proposed Mitigated Negative Declaration will be available for public review and comment from October 12, 2023, to November 14, 2023. Any comments you wish to submit should be submitted in writing no later than 5:30 p.m. on November 14, 2023, to the City of Redlands Planning Division.

Written comments should be submitted via e-mail to: rmurphy@cityofredlands.org

Written comments may be mailed to:
City of Redlands, Planning Division
Attn: Ryan Murphy, Senior Planner
P.O. Box 3005
Redlands, CA 92373-1505

Written comments may be submitted via facsimile to: (909) 792 – 8715

**Deadline to submit public comments:
November 14, 2023 by 5:30 p.m.**



Signature

Ryan Murphy
Name

Senior Planner
Title

10/10/2023
Date

ATTACHMENT B: AGENCY NOTIFICATION LIST

Updated 2.28.23 page 1 of 2

Clerk of the Board of Supervisors San Bernardino County 385 N. Arrowhead Ave. San Bernardino, CA. 92401	San Bern. Valley Municipal Wtr District 380 E Vanderbilt Way San Bernardino, CA 92408	SB County Land Use Services Dept. Attn: K. Watkins, Planning Mgr. 385 N. Arrowhead Ave., 1 st Fl. San Bernardino, CA 92415
County of San Bernardino Public Works Dept. – Traffic Div. 825 E. 3 rd St., Room 115 San Bernardino, CA. 92415-0835	San Bdo County Flood Control Dist. Attn: Supervising Planner 825 E. Third St. San Bernardino, CA. 92415	San Bdo County Transport. Authority Attn: Steve Smith, Planning Dir. 1170 W. 3 rd St., 2 nd Floor San Bernardino, CA. 92410-1715
South Coast Air Quality Mgmt. Dist. Attn: Planning & Environ. Review 21865 Copley Dr. Diamond Bar, CA. 91765	Redlands Unified School District Attn: K. Morse, Facilities Planning 20 W. Lugonia Ave. Redlands, CA. 92373	OmniTrans Attn: Anna Jaiswal, Dev. Plng Mgr. 1700 W. Fifth St. San Bernardino, CA. 92411
Water Quality Control Board 3737 Main St., Suite 500 Riverside, CA. 92501	City of Calimesa Community Development Department Attn: Kelly Lucia, Planning Manager 908 Park Ave.	City of San Bernardino Community & Economic Dev. Dept. 290 North D Street San Bernardino, CA 92401
Western Heights Water Company 32352 Avenue D Yucaipa, CA 92399-1801	Redlands Airport Association 1745 Sessums Dr., Suite 1 Redlands, CA 92374-1907	Redlands Chamber of Commerce Attn: Evan Sanford, President 47 North 1 st Redlands, CA 92373-4688
City of Yucaipa Community Development Dept. Attn: Fermin Preciado, Director 34272 Yucaipa Blvd. Yucaipa, CA 92399-2434	San Bernardino Valley Water Conservation District 1630 W. Redlands Blvd., Ste. A Redlands, CA 92373-8032	Southern California Edison Service Planning Dept 287 Tennessee St. Redlands, CA 92373-4438
City of Highland Community Development Dept. 27215 Baseline Highland, CA 92346	U.S. Fish & Wildlife Service Carlsbad Field Office 2177 Salk Avenue, Suite 250 Carlsbad, CA 92008-7385	U.S. Army Corps of Engineers Attn: Regulatory Division 915 Wilshire Blvd., Ste. 930 Los Angeles, CA. 90017
City of Loma Linda Community Development Dept. 25541 Barton Rd. Loma Linda, CA 92354	Riverside County Planning Dept. Attn: Planning Director P.O. Box 1409 Riverside, CA 92502-1409	SCAG Regional Office Attn: Arnold San Miguel 1170 W. 3 rd Street, Suite 140 San Bernardino, CA 92410
Southern California Gas Co. Planning Department 155 South G St. San Bernardino, CA 92410-3317	Verizon Communications Planning & Construction Dept. 1980 Orange Tree Ln., Ste. 100 Redlands, C 92373-2803	Morongo Band of Mission Indians Attn: Raymond Huaute 12700 Pumarra Rd. Banning, CA. 92220
Morongo Band of Mission Indians Attn: Robert Martin, Tribal Chairman 12700 Pumarra Road Banning, CA 92220	San Manuel Band of Mission Indians Attn: CRM Dept. – Jessica Mauck 26569 Community Center Highland, CA. 92346	Gabrieleño Band of Mission Indians – Kizh Nation Attn: Andrew Salas, Chairman P.O. Box 393 Covina, CA. 91723

ATTACHMENT C: NOTICE OF COMPLETION AND ENVIRONMENTAL DOCUMENT TRANSMITTAL

Print Form Appendix C

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # N/A

Project Title: TTM No. 20571 - Madera at Citrus Trail Residential Project
 Lead Agency: City of Redlands Contact Person: Ryan Murphy
 Mailing Address: 35 Cajon Street, Suite 15-A Phone: 909-798-7555 Ext. 7308
 City: Redlands Zip: 92373 County: San Bernardino

Project Location: County: San Bernardino City/Nearest Community: Redlands
 Cross Streets: East Colton Avenue and Wabash Avenue Zip Code: 92373
 Longitude/Latitude (degrees, minutes and seconds): 34 °03 '49.65" N / 117 °08 '24.03" W Total Acres: 9.01
 Assessor's Parcel No.: 0168-291-02 Section: 24 Twp.: 1S Range: 3W Base: SBPM
 Within 2 Miles: State Hwy #: I-10 & SR-210 Waterways: Mission Channel
 Airports: San Bernardino International Railways: Metrolink Schools: Multiple

Document Type:
 CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other: _____
 Mit Neg Dec Other: _____

Local Action Type:
 General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:
 Residential: Units 103 Acres 9.01
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees N/A Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: Community Park (0.63 acres) Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:
 Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:
Low-Density Residential / Single-Family Residential (R-1)

Project Description: *(please use a separate page if necessary)*
 The proposed project involves the construction of 103 new single-family homes, ranging between 1,544 and 1,858 square feet each, along with associated landscaping and internal roadway improvements. The project also includes a General Plan Amendment (GPA) from Low Density Residential to Medium Density Residential; a new Specific Plan for residential development with applicable development standards; and a Tentative Tract Map to subdivide approximately 9.01 acres for condominium purposes. All proposed house plan types would have two stories and two-car garages. Development of the project would also include 206 garage parking stalls and 70 guest parking stalls, totaling 276 parking stalls. Approximately 65,470 square feet (1.5 acres) of the site would be landscaped.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
|--|--|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Regional WQCB # _____ |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input type="checkbox"/> Housing & Community Development | Other: _____ |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date October 12, 2023 Ending Date November 14, 2023

Lead Agency (Complete if applicable):

Consulting Firm: <u>MIG, Inc.</u>	Applicant: <u>Soni 2012 Irrevocable Trust</u>
Address: <u>1650 Spruce Street, Suite 106</u>	Address: <u>1423 Georgina Avenue</u>
City/State/Zip: <u>Riverside, California 92507</u>	City/State/Zip: <u>Santa Monica, California 90402</u>
Contact: <u>Cameron Hile, Senior Analyst</u>	Phone: <u>949-922-7075</u>
Phone: <u>951-787-9222</u>	

Signature of Lead Agency Representative: Cameron Hile **Date:** Oct. 11, 2023

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

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5 – MITIGATION MONITORING AND REPORTING PROGRAM

This Mitigation Monitoring and Reporting Program (MMRP) identifies Mitigation Measures incorporated into the Public Review Draft IS/MND prepared for the Madera at Citrus Trail Residential Project in the city of Redlands, California. For each Mitigation Measure, the MMRP identifies the significant impact, the related mitigation measure, the implementation entity, the monitoring and verification entity, and timing requirements.

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MADERA AT CITRUS TRAIL RESIDENTIAL PROJECT						
Mitigated Negative Declaration: Mitigation Monitoring Reporting Program						
Mitigation Measures	Monitoring Timing/ Frequency	Action Indicating Compliance	Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
Air Quality Mitigation Measures						
AIR-1	<p>To reduce potential short-term adverse health risks associated with PM10 exhaust emissions, including emissions of diesel particulate matter (DPM), generated during project construction activities, the City shall require the applicant and/or its designated contractors, contractor’s representatives, or other appropriate personnel to comply with the following construction equipment restriction for the project:</p> <ul style="list-style-type: none"> All construction equipment with a rated power-output of 50 horsepower or greater shall meet U.S. EPA and CARB Tier IV Interim Emission Standards. This may be achieved via the use of equipment with engines that have been certified to meet Tier IV Interim emission standards, or through the use of equipment that has been retrofitted with a CARB-verified diesel emission control strategy (e.g., oxidation catalyst, particulate filter) capable of reducing exhaust PM10 emissions to levels that meet Tier IV standards. <p>As an alternative to using equipment that meets Tier IV Interim Emissions Standards for off-road equipment with a rated power-output of 50 horsepower or greater, the applicant may prepare and submit a refined construction</p>	<p>Prior to Issuance of Grading Permits and Throughout Construction</p>	<p>Construction Plans Submission or Study Completion</p>	<p>City of Redlands</p>		

MADERA AT CITRUS TRAIL RESIDENTIAL PROJECT						
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health risk assessment to the City once additional project-specific construction information is known (e.g., specific construction equipment type, quantity, engine tier, and runtime by phase). The refined health risk assessment shall demonstrate and identify any measures necessary such that the proposed project’s incremental cancerogenic health risk at nearby sensitive receptor locations is below the applicable SCAQMD threshold of 10 cancers in a million.						
Biological Resources Mitigation Measures						
BIO-1	<p>Pre-Construction Burrowing Owl Surveys: Preconstruction surveys for burrowing owl shall be conducted. The surveys shall follow the methods described in the CDFW’s Staff Report on Burrowing Owl Mitigation (California Department of Fish and Game [CDFG] 2012). Two surveys shall be conducted, with the first survey being scheduled between 30 and 14 days before initial ground disturbance (grading, grubbing, and construction), and the second survey being conducted no more than 24 hours prior to initial ground disturbance. If burrowing owls and/or suitable burrowing owl burrows are identified on the project site during the survey, the project shall consult with CDFW and follow the methods listed in the CDFW’s Staff Report on Burrowing Owl Mitigation (CDFG 2012) for avoidance and/or passive relocation. If</p>	Prior to Issuance of Grading Permits	Complete Surveys	Project Proponent, City of Redlands		

MADERA AT CITRUS TRAIL RESIDENTIAL PROJECT						
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<p>burrowing owls or suitable burrowing owl burrows with sign (e.g., whitewash, pellets, feathers, prey remains) are identified on the project site during the survey, these features must be completely avoided. If impacts to those features are unavoidable then the project proponent must also develop an owl mitigation plan in consultation with CDFW. Mitigation methods may include passive relocation conducted outside of the owl breeding season (between September 1 and February 28). If an active owl burrow is identified, and construction is to proceed, then a qualified biologist (with two or more years of burrowing owl experience) can establish an appropriate disturbance-limit buffer around the burrow using flagging or staking. Construction activities shall not occur within any buffer zones until the burrow is deemed inactive by the qualified biologist.</p>						
<p>BIO-2</p> <p>Pre-Construction Nesting Bird Survey: If construction or other project activities are scheduled to occur during the nesting bird season (February 1 through August 31), a preconstruction nesting bird survey shall be conducted by a qualified avian biologist to ensure that active bird nests shall not be disturbed or destroyed. The survey shall be completed no more than three days prior to initial ground disturbance. The nesting bird survey shall include the project site and</p>	<p>Prior to Issuance of Grading Permits</p>	<p>Complete Surveys</p>	<p>Project Proponent, City of Redlands</p>			

MADERA AT CITRUS TRAIL RESIDENTIAL PROJECT							
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	adjacent areas where project activities have the potential to affect active nests, either directly or indirectly, due to construction activity, noise, human activity, or ground disturbance. If an active nest is identified, a qualified avian biologist shall establish an appropriately sized non-disturbance buffer around the nest using flagging or staking. Construction activities shall not occur within any non-disturbance buffer zones until the nest is deemed inactive by the qualified avian biologist. If initial ground-disturbing activities are scheduled to occur during the nesting bird season, then a biological monitor shall be present during all vegetation removal activities to ensure no impacts to nesting birds occur.						
Cultural and Tribal Resources Mitigation Measures							
CUL-1	Native American Treatment Agreement. Prior to the issuance of grading permits, the applicant shall enter into a Tribal Monitoring Agreement with the Morongo Band of Mission Indians for the project. The Tribal Monitor shall be on-site during all ground-disturbing activities (including, but not limited to, clearing, grubbing, tree and bush removal, grading, trenching, fence post placement and removal, construction excavation, excavation for all utility and irrigation lines, and landscaping phases of any kind). The Tribal Monitor shall have the authority to temporarily divert, redirect, or halt	Prior to Construction	Completion of Agreement	City of Redlands			

MADERA AT CITRUS TRAIL RESIDENTIAL PROJECT							
Mitigated Negative Declaration: Mitigation Monitoring Reporting Program							
Mitigation Measures		Monitoring Timing/ Frequency	Action Indicating Compliance	Monitoring Agency	Verification of Compliance		
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	the ground-disturbing activities to allow identification, evaluation, and potential recovery of cultural resources.						
CUL-2	Retention of Archaeologist. Prior to any ground-disturbing activities (including, but not limited to, clearing, grubbing, tree and bush removal, grading, trenching, fence post replacement and removal, construction excavation, excavation for all utility and irrigation lines, and landscaping phases of any kind), and prior to the issuance of grading permits, the Applicant shall retain a qualified archaeologist who meets the U.S. Secretary of the Interior Standards (SOI). The archaeologist shall be present during all ground-disturbing activities to identify any known or suspected archaeological and/or cultural resources. The archaeologist will conduct a Cultural Resource Sensitivity Training, in conjunction with the Tribe[s] Tribal Historic Preservation Officer (THPO), and/or designated Tribal Representative. The training session will focus on the archaeological and tribal cultural resources that may be encountered during ground-disturbing activities as well as the procedures to be followed in such an event.	Prior to Issuance of Grading Permits and Throughout Construction	Retention of Archaeologist	Project Proponent, City of Redlands			
CUL-3	Cultural Resource Management Plan. Prior to any ground-disturbing activities the project archaeologist shall develop a Cultural Resource Management Plan (CRMP) and/or	Prior to Issuance of Grading Permits	Completion of Plan	Project Proponent, City of Redlands			

MADERA AT CITRUS TRAIL RESIDENTIAL PROJECT							
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	Archaeological Monitoring and Treatment Plan (AMTP) to address the details, timing, and responsibilities of all archaeological and cultural resource activities that occur on the project site. This Plan shall be written in consultation with the consulting Tribe[s] and shall include the following: approved Mitigation Measures (MM)/Conditions of Approval (COA), contact information for all pertinent parties, parties' responsibilities, procedures for each MM or COA, and an overview of the project schedule.						
CUL-4	Pre-Grade Meeting. The retained qualified archeologist and Consulting Tribe[s] representative shall attend the pre-grade meeting with the grading contractors to explain and coordinate the requirements of the monitoring plan.	Prior to Issuance of Grading Permits	Completion of Meeting	Tribal Monitors, Project Proponent, City of Redlands			
CUL-5	On-site Monitoring. During all ground-disturbing activities the qualified archaeologist and the Native American monitor shall be on-site full-time. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of Tribal Cultural Resources as defined in California Public Resources Code Section 21074. Archaeological and Native American monitoring will be discontinued when the depth of grading and the soil conditions no longer retain the potential to contain cultural deposits. The qualified archaeologist, in consultation with the	During Grading and Site Preparation	Daily Monitoring Report	Tribal Monitors, Project Proponent, City of Redlands			

MADERA AT CITRUS TRAIL RESIDENTIAL PROJECT						
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	Native American monitor, shall be responsible for determining the duration and frequency of monitoring.					
CUL-6	<p>Inadvertent Discovery of Cultural Resources. In the event that previously unidentified cultural resources are unearthed during construction, the qualified archaeologist and the Native American monitor shall have the authority to temporarily divert and/or temporarily halt ground-disturbance operations in the area of discovery to allow for the evaluation of potentially significant cultural resources. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed.</p> <p>If a potentially significant cultural resource(s) is discovered, work shall stop within a 60-foot perimeter of the discovery and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed. All work shall be diverted away from the vicinity of the find, so that the find can be evaluated by the qualified archaeologist and Tribal Monitor[s]. The archaeologist shall notify the Lead Agency and consulting Tribe[s] of said discovery. The qualified archaeologist, in consultation with the Lead Agency, the consulting Tribe[s], and the Native American monitor, shall determine the</p>	During Grading and Site Preparation	Daily Monitoring Report	Tribal Monitors, Project Proponent, City of Redlands		

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<p>significance of the discovered resource. A recommendation for the treatment and disposition of the Tribal Cultural Resource shall be made by the qualified archaeologist in consultation with the Tribe[s] and the Native American monitor[s] and be submitted to the Lead Agency for review and approval. Below are the possible treatments and dispositions of significant cultural resources in order of CEQA preference:</p> <ul style="list-style-type: none"> A. Full avoidance. B. If avoidance is not feasible, Preservation in place. C. If Preservation in place is not feasible, all items shall be reburied in an area away from any future impacts and reside in a permanent conservation easement or Deed Restriction. D. If all other options are proven to be infeasible, data recovery through excavation and then curation in a Curation Facility that meets the Federal Curation Standards (CFR 79.1) 						
<p>CUL-7</p> <p>Inadvertent Discovery of Human Remains. The Morongo Band of Mission Indians and the San Manuel Band of Mission Indians request the following specific conditions to be imposed in order to protect Native American human</p>	<p>During Grading and Site Preparation</p>	<p>Daily Monitoring Report</p>	<p>Tribal Monitors, Project Proponent,</p>			

MADERA AT CITRUS TRAIL RESIDENTIAL PROJECT						
Mitigated Negative Declaration: Mitigation Monitoring Reporting Program						
Mitigation Measures	Monitoring Timing/ Frequency	Action Indicating Compliance	Monitoring Agency	Verification of Compliance		
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<p>remains and/or cremations. No photographs are to be taken except by the coroner, with written approval by the consulting Tribe[s].</p> <p>A. Should human remains and/or cremations be encountered on the surface or during any and all ground-disturbing activities (i.e., clearing, grubbing, tree and bush removal, grading, trenching, fence post placement and removal, construction excavation, excavation for all water supply, electrical, and irrigation lines, and landscaping phases of any kind), work in the immediate vicinity of the discovery shall immediately stop within a 100-foot perimeter of the discovery. The area shall be protected; project personnel/observers will be restricted. The County Coroner is to be contacted within 24 hours of discovery. The County Coroner has 48 hours to make his/her determination pursuant to State and Safety Code §7050.5. and Public Resources Code (PRC) § 5097.98.</p> <p>B. In the event that the human remains and/or cremations are identified as Native American, the Coroner shall notify the Native American Heritage Commission within 24 hours of</p>			City of Redlands			

MADERA AT CITRUS TRAIL RESIDENTIAL PROJECT						
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<p>determination pursuant to subdivision (c) of HSC §7050.5.</p> <p>C. The Native American Heritage Commission shall immediately notify the person or persons it believes to be the Most Likely Descendant (MLD). The MLD has 48 hours, upon being granted access to the Project site, to inspect the site of discovery and make his/her recommendation for final treatment and disposition, with appropriate dignity, of the remains and all associated grave goods pursuant to PRC §5097.98</p> <p>If the Morongo Band of Mission Indians and/or the San Manuel Band of Mission Indians has been named the Most Likely Descendant (MLD), the Tribe(s) may wish to rebury the human remains and/or cremation and sacred items in their place of discovery with no further disturbance where they will reside in perpetuity. The place(s) of reburial will not be disclosed by any party and is exempt from the California Public Records Act (California Government Code § 6254[r]). Reburial location of human remains and/or cremations will be determined by the Tribe’s Most Likely Descendant (MLD), the landowner, and the City Planning Department.</p>						

MADERA AT CITRUS TRAIL RESIDENTIAL PROJECT							
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CUL-8	<p>Final Report. The final report(s) created as a part of the project (AMTP, isolate records, site records, survey reports, testing reports, etc.) shall be submitted to the Lead Agency and Consulting Tribe[s] for review and comment. After approval of all parties, the final reports are to be submitted to the Eastern Information Center, and the Consulting Tribe(s).</p>	Prior to Issuance of Occupancy Permits	Report submission	Project Proponent, City of Redlands			
Geology and Soils Mitigation Measures							
GEO-1	<p>Inadvertent Discovery of Paleontological Resources. If paleontological materials are uncovered during grading or other earth moving activities, the contractor shall be required to halt work in the immediate area of the find, and to retain a professional paleontologist to examine the materials to determine whether it is a significant paleontological resource. If this determination is positive, the resource shall be left in place, if determined feasible by the project paleontologist. Otherwise, the scientifically consequential information shall be fully recovered by the paleontologist. Work may continue outside of the area of the find; however, no further work shall occur in the immediate location of the find until all information recovery has been completed and a report concerning it filed with the Development Services Director. The applicant shall bear the cost of implementing this mitigation.</p>	During Grading and Site Preparation	Report submission	Project Proponent, City of Redlands			
Noise Mitigation Measures							

MADERA AT CITRUS TRAIL RESIDENTIAL PROJECT						
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<p>NOI-1</p> <p>Reduce Potential Project Construction Noise Levels. To reduce potential noise levels from project construction activities, the applicant shall:</p> <p>1) <i>Notify Residential Land Uses of Planned Construction Activities.</i> This notice shall be provided at least two (2) weeks prior to the start of any construction activities, describe the noise control measures to be implemented by the project, and include the name and phone number of the designated contact for the applicant/project representative and the City of Redlands responsible for handling construction-related noise complaints (per action #5 below). This notice shall be provided to the owner/occupants of residential dwelling units that border the project site to the north and west and that are directly across Colton Avenue from the project site.</p> <p>2) <i>Restrict Work Hours:</i> All construction-related work activities, including material deliveries, shall be subject to the requirements of City Municipal Code Section 8.06.120(G). Construction activities, including deliveries, shall occur only during the hours of 7 AM to 6 PM Monday to Saturday and shall not occur any time on</p>	<p>Prior to Issuance of Construction Permits</p>	<p>Plan Submission and Noise Barrier Installation</p>	<p>Project Proponent, City of Redlands</p>			

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<p>Sundays and holidays. The applicant/project representative and/or its contractor shall post a sign at all entrances to the construction site informing contractors, subcontractors, other workers, etc. of this requirement.</p> <p>3) <i>Construction Equipment Selection, Use, and Noise Control Measures:</i> The following measures shall apply to construction equipment used at the project site:</p> <ul style="list-style-type: none"> a. Contractors shall use the smallest size equipment capable of safely completing work activities. b. Construction staging shall occur as far away from residential land uses as possible given site and active work constraints. c. Electric hook-ups shall be provided for stationary equipment (e.g., pumps, compressors, welding sets). This measure shall be subject to the approval of the local electric utility. If electric service is denied, the applicant shall ensure actions 3a, 3b, and 3d are implemented. d. All stationary noise generating equipment shall be shielded and located as far as possible from residential land 						

MADERA AT CITRUS TRAIL RESIDENTIAL PROJECT						
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Mitigation Measures	Monitoring Timing/ Frequency	Action Indicating Compliance	Monitoring Agency	Verification of Compliance		
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<p>uses given site and active work constraints. Shielding may consist of a three-or four-sided enclosure provided the structure/enclosure breaks the line of sight between the equipment and the receptor and provides for proper ventilation and equipment operation.</p> <p>e. Heavy equipment engines shall be equipped with standard noise suppression devices such as mufflers, engine covers, and engine/mechanical isolators, mounts, and be maintained in accordance with manufacturer’s recommendations during active construction activities.</p> <p>f. Pneumatic tools shall include a suppression device on the compressed air exhaust.</p> <p>g. No radios or other amplified sound devices shall be audible beyond the property line of the construction site.</p> <p>4) <i>Install Construction Noise Barrier:</i> The following measures shall apply to project construction activities:</p> <p>a. Site Preparation, Grading, and Foundation Work: During all site preparation, grading, and structure foundation work activities, a physical</p>						

MADERA AT CITRUS TRAIL RESIDENTIAL PROJECT						
Mitigated Negative Declaration: Mitigation Monitoring Reporting Program						
Mitigation Measures	Monitoring Timing/ Frequency	Action Indicating Compliance	Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>noise barrier shall be installed and maintained around the north, south, and western site perimeter to the maximum extent feasible given site constraints and access requirements. The noise barrier shall extend to a height of six (6) feet above grade. Potential barrier options capable of reducing construction noise levels could include, but are not limited to:</p> <ul style="list-style-type: none"> i. A plywood or other barrier installed at-grade (or mounted to structures located at-grade, such as a K-Rail), and consisting of a solid material (i.e., free of openings or gaps other than weep holes) that has a minimum rated transmission loss value of 20 dB. ii. Commercially available acoustic panels or other products such as acoustic barrier blankets that have a minimum sound transmission class (STC) or transmission loss value of 20 dB. iii. Any combination of noise barriers and commercial products capable of achieving required construction noise reductions during site preparation, 						

MADERA AT CITRUS TRAIL RESIDENTIAL PROJECT						
Mitigated Negative Declaration: Mitigation Monitoring Reporting Program						
Mitigation Measures	Monitoring Timing/ Frequency	Action Indicating Compliance	Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>grading, and structure foundation work activities.</p> <p>iv. The noise barrier may be removed following the completion of building foundation work (i.e., it is not necessary once framing and typical vertical building construction begins provided no other grading, foundation, etc. work is still occurring on-site).</p> <p>The noise barrier shall not be required if the perimeter concrete masonry unit wall included in the project’s site plan is fully constructed prior to the start of substantial site preparation and grading activities at the site (i.e., only clearing and grubbing and grading necessary to access the site and install the perimeter wall may occur).</p> <p>5) <i>Prepare a Construction Noise Complaint Plan:</i> The applicant shall prepare a Construction Noise Complaint Plan that shall:</p> <p>a. Identify the name and/or title and contact information (including phone number and email) for a designated project and City representative</p>						

MADERA AT CITRUS TRAIL RESIDENTIAL PROJECT						
Mitigated Negative Declaration: Mitigation Monitoring Reporting Program						
Mitigation Measures	Monitoring Timing/ Frequency	Action Indicating Compliance	Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>responsible for addressing construction-related noise issues.</p> <p>b. Includes procedures describing how the designated project representative shall receive, respond, and resolve construction noise complaints.</p> <p>c. At a minimum, upon receipt of a noise complaint, the project representative shall notify the City contact, identify the noise source generating the complaint, determine the cause of the complaint, and take steps to resolve the complaint.</p>						
<p>NOI-2</p> <p>Reduce Potential Project HVAC Noise Levels. To reduce potential noise levels from project heating, ventilation, and air conditioning (HVAC) equipment, the City shall prohibit the installation of HVAC systems that generate a noise level greater than 76 dBA at three (3) feet. In addition, for HVAC systems located in the rear or side yards of residential units along the project’s northern property line, the applicant shall, prior to the release of the grading or building permit that authorizes the construction of any such unit, submit evidence of one the following:</p> <p>1) The HVAC units to be installed shall be located at least 25 feet from the northern property line (as measured from the edge of the HVAC compressor/condenser</p>	<p>Prior to Issuance of Grading Permits</p>	<p>Construction Plans Submission</p>	<p>Project Proponent, City of Redlands</p>			

MADERA AT CITRUS TRAIL RESIDENTIAL PROJECT						
Mitigated Negative Declaration: Mitigation Monitoring Reporting Program						
Mitigation Measures	Monitoring Timing/ Frequency	Action Indicating Compliance	Monitoring Agency	Verification of Compliance		
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<p>equipment) and shall not generate a noise level in excess of 74.6 dBA at three (3) feet from the unit. The City may accept a manufacturer’s specifications or other information, such as actual empirical noise measurements, as evidence of the noise levels that may be generated by the final proposed HVAC system(s).</p> <p>2) If the HVAC units to be installed generate a noise level between 74.6 dBA and 76 dBA at three (3) feet they shall be located a minimum of 34 feet from the northern property line (as measured from the edge of the HVAC compressor/condenser equipment).</p> <p>3) If the HVAC units to be installed generate a noise level between 74.6 dBA and 76 dBA at three (3) feet) and they are located closer than 34 feet from the northern property line (as measured from the edge of the HVAC compressor/condenser equipment), then the height of the planned northern perimeter concrete masonry unit wall shall be increased from six (6) feet to eight (8) feet in height above the planned finished surface elevation.</p>						
<p>NOI-3</p> <p>Prohibit Vibratory Construction Equipment. To reduce potential vibration levels associated with construction of the proposed project, the applicant and/or its designated contractor,</p>	<p>Prior to Issuance of Grading Permits and</p>	<p>Construction Plans Submission</p>	<p>Project Proponent, City of Redlands</p>			

MADERA AT CITRUS TRAIL RESIDENTIAL PROJECT						
Mitigated Negative Declaration: Mitigation Monitoring Reporting Program						
Mitigation Measures	Monitoring Timing/ Frequency	Action Indicating Compliance	Monitoring Agency	Verification of Compliance		
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contractor’s representatives, or other appropriate personnel shall use tamper and drum/wheel style rollers during project construction. The use of large vibratory rollers or other vibratory equipment shall be prohibited during construction unless geotechnical evaluations indicate the use of this equipment is specifically required to address compaction or other building requirements, in which case the use of vibratory rollers and equipment shall be limited to the area/conditions specified in the geotechnical report.	Throughout Construction					

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