



MITIGATION MONITORING & REPORTING PROGRAM (MMRP) FOR THE PALM VILLAS AT RED BLUFF – 321 SOUTH JACKSON STREET

1. **Project Case Number(s):** General Plan Amendment 2022-01
Rezone 2022-01
Design Review 2021-09
Variance Request 2022-01
2. **Project Title:** Palm Villas at Red Bluff – 321 South Jackson Street
3. **Lead Agency:** City of Red Bluff
Tom Westbrook, City Manager/Community Development Director
Community Development Department/Planning Department
555 Washington Street
Red Bluff, CA 96080
(530) 527-2605 ext. 3061
twestbrook@cityofredbluff.org

4. **Project Sponsor:**

Applicant/Developer	Property Owner
Palm Communities 100 Pacifica, Suite 203 Irvine, CA 92618 Mitch Slagerman (949) 878-9373 mslugerman@palmcommunities.com	Northern Valley Catholic Social Service 2400 Washington Avenue Redding, CA 96001 (530) 241-0552

5. **Project Location:**

321 South Jackson Street – a 2.75-acre square-shaped parcel adjacent to the east side of South Jackson Street, approximately 0.5-miles west of Interstate 5 and approximately 1-mile west of the Sacramento River, within the City of Red Bluff, Tehama County, California. The land is located within a portion of Section 17 of Township 27 North, Range 3 West, as shown on the USGS Red Bluff East, California, 7.5' Series quadrangle 3. It comprises Tax Assessor parcel number – APN 033-130-028.

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Mitigation Measures	Responsible Party	Monitoring Timing or Frequency	Type of Verification	Verification of Compliance		
				Initials	Date	
AESTHETICS						
MM AES-1:	The Permittee/Owner will ensure that the pre-construction and/or construction documents include language that all construction contractors: 1) will strictly control the staging of construction equipment, 2) the cleanliness of construction equipment stored or driven beyond the limits of the construction work area, and 3) that construction equipment shall be parked and staged within the project site, as distant from residential uses, as reasonably possible. Staging areas shall be screened from view from residential properties. In addition, the documents shall include language requiring that construction vehicles shall be kept clean and free of mud and dust prior to leaving the development site, and streets surrounding the development site shall be swept daily and maintained free of dirt and debris. The City Building Division will ensure the language appears on the documents. The City Engineer/Building Inspectors will ensure that the requirements are met out in the field.	Permittee/Owner	During Pre-Construction and Construction-Construction	City Building Division shall ensure the language is noted on the plans. City Engineer and Building Inspectors shall monitor during inspections.		
REMARKS:						
MM AES-2:	The Permittee/Owner shall submit, for Planning approval prior to building permit issuance, an outdoor lighting plan in compliance with the following: a. A site plan showing all parking lot light standards, building-mounted light fixtures, and any up lighting in landscaping, low-level walk lights, and lighting diffused off of wall surfaces.	Permittee/Owner	Prior to Building Permit Issuance	Planning shall review and approve the plan.		

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<p>b. Cut sheets for all proposed lighting fixtures.</p> <p>c. The lighting shall be indirect, hooded, and arranged to reflect lighting away from adjoining properties and streets.</p> <p>d. Parking lot light standards shall be a maximum of 25 feet in height overall, as measured from the usable parking or driving surface.</p> <p>e. All on-site lighting shall provide a minimum intensity of one-foot-candle at ground level and maximum intensity of ten-foot-candles at ground level throughout the areas serving the public and used for parking, with a ratio of average light to minimum light of four-to-one (4:1). Outdoor lighting shall maintain a minimum of one-foot candle illumination for all parking and pedestrian areas. It shall not exceed one-half foot candle along property lines of the subject site.</p> <p>f. Include a photometric plan that includes details such as beam spreads and/or photometric calculations, location and type of fixtures, and arrangement of exterior lighting that does not create glare or hazardous interference to adjacent streets or properties.</p>					

REMARKS:

BIOLOGICAL RESOURCES

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MM BIO-1:	<p>Swainson’s hawk and white-tailed kite: The Permittee/Owner shall obtain a protocol-level nesting raptor survey from a qualified biologist within seven (7) days prior to the initiation of ground-disturbing activities (grubbing, tree removal, demolition, grading, etc.) to determine the presence or absence of active Swainson’s hawk or white-tailed kite nests within the biological survey area (BSA) or within 500 feet of the project boundary, where feasible. If an active Swainson’s hawk or white-tailed kite nest is found, no work shall occur within 250-feet of the active nest, and the California Department of Fish and Wildlife (CDFW) shall be consulted. The survey shall be submitted to the City of Red Bluff prior to the issuance of any permits for ground-disturbing activities, including tree removal, grubbing, grading, etc. Planning/Building staff shall request verification of the survey prior to issuing permits for any ground-disturbing activities (grubbing, tree removal, demolition, grading, etc.), including grading.</p>	Permittee/Owner	Within seven (7) days prior to the initiation of ground-disturbing activities (grubbing, tree removal, demolition, grading, etc.)	Planning/Building staff shall request verification of the survey prior to issuing permits for any ground-disturbing activities (grubbing, tree removal, demolition, grading, etc.), including grading.		
REMARKS:						
MM BIO-2:	<p>Pallid bat and western red bat: Prior to initiation of tree removal, the Permittee/Owner shall secure from the Planning Department any required permits under Code 23A.18 – Tree Replacement Plans. The City and the Permittee/Owner shall then ensure that if mature trees are proposed for removal, they shall be removed and/or fallen between September 16 – March 15 outside of the bat maternity season. Trees shall be removed at dusk to minimize impacts on roosting bats.</p>	Permittee/Owner	Prior to initiation of tree removal	Planning Department shall review any required plan to determine if permits are required under Code 23A.18 – Tree Replacement Plans.		
REMARKS:						

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<p>MM BIO-3:</p> <p>Migratory birds:</p> <ul style="list-style-type: none"> • The Permittee/Owner shall ensure that project activities, including site grubbing and vegetation removal, shall be initiated outside of the birds' nesting season (February 1 – August 31). Planning/Building shall not issue grubbing, and vegetation removal or grading permits without ensuring it is outside the migratory birds' nesting season (February 1 – August 31) or requesting a survey per the protocol. • If project activities cannot be initiated outside of the bird-nesting season, then the City will ensure that the following occurs prior to issuing permits for grubbing, grading, etc.: <ul style="list-style-type: none"> ○ A qualified biologist shall conduct a pre-construction survey within 250-feet of the biological survey area (BSA), where accessible, within seven (7) days prior to project activities. ○ If an active avian nest (i.e., containing egg[s] or young) is observed within the biological survey area (BSA) or in an area adjacent to the BSA where impacts could occur, then a species 	Permittee/Owner	Project activities, including site grubbing and vegetation removal, shall be initiated outside of the migratory birds' nesting season (February 1 – August 31).	Planning/Building shall not issue grubbing, and vegetation removal or grading permits without ensuring it is outside the migratory birds' nesting season (February 1 – August 31) or requesting a survey per the protocol.		

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	protection buffer will be established. The qualified biologist will define the species protection buffer based on the species, nest type, and tolerance to disturbance. Construction activity shall be prohibited within the buffer zones until the young have fledged or the nest fails. Nests shall be monitored by a qualified biologist once per week, and a report submitted to the City Planning Department weekly.				
REMARKS:					
MM BIO-4:	<p>Prior to tree removal activities, the Permittee/Owner will have a licensed arborist conduct a tree inventory and health assessment survey for all native trees that occur within the biological survey Area (BSA) and adhere to all City of Red Bluff tree removal requirements in accordance with Chapter 23A of the Red Bluff Code of Ordinances. The planning staff will review and approve the tree inventory pursuant to §23A.18 of the Municipal Code prior to permitting tree removal or any other grubbing or grading permit activities.</p> <p>§23A.18 TREE REPLACEMENT PLANS. (A) Prior to the city approving the removal of any mature native or heritage trees, an applicant shall provide to the Planning Department a plan to mitigate the loss of the trees.</p>	Permittee/Owner	Prior to tree removal or any other grubbing or grading permit activities	Planning staff will review and approve the tree inventory pursuant to §23A.18 of the Municipal Code prior to permitting tree removal or any other grubbing or grading permit activities.	

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<p>Mitigation shall be on-site or off-site replacement within the City as specified below or other method approved by the Planning Commission.</p> <p>(B) A “Tree Replacement Plan” (TRP) shall accompany all requests for the removal of any mature native or heritage trees. It shall be submitted to and subject to the approval of the Planning Director. The TRP shall be implemented within a period of time specified by the Planning Director. The TRP shall include the following information:</p> <p>(1) A site plan indicating the locations, species, and diameter at breast height (d.b.h.) of all heritage and mature native trees on the lot. A site plan indicating the locations, species, and d.b.h. of all heritage and mature native trees to be removed and the proposed locations, species, and size of all replacement trees. Replacement trees shall be the same species as those removed. However, unique circumstances may make the same species replacement impractical. In those cases, when approved by the City Planning Director, replacement trees may be</p>					

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from the City's Master Plan Tree Plan; (2) A property owner's or authorized agent's statement guaranteeing to irrigate and maintain all replacement trees in a healthy manner for a duration of not less than three years shall be attached to the site plan; (3) Planting and irrigation details; and (4) The schedule for implementing the TRP.					

REMARKS:

CULTURAL RESOURCES

MM CUL-1: Consultation in the event of the inadvertent discovery of cultural material: The present evaluation and recommendations are based on inventory-level surface survey findings only. There is always the possibility that important unidentified cultural materials could be encountered on or below the surface during the course of future construction activities. This possibility is particularly relevant considering the constraints generally to archaeological field survey, and particularly where past ground disturbance activities (e.g., flooding, agricultural development, residential development, etc.) have partially obscured historic ground surface visibility, as in the present case. In the event of an inadvertent discovery of previously unidentified cultural material, the	Contractor or Permittee/Owner	During Ground-Disturbing Activities	A meeting shall be convened between the Permittee/Owner, the project archaeologist, and the City Planning Department to discuss the find's significance.		
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<p>Contractor or Permittee/Owner shall ensure all ground disturbance activities within 100 feet of the discovered cultural resource shall be halted. Upon discovering the cultural resource, the Permittee/Owner shall call the project archaeologist. A meeting shall be convened between the Permittee/Owner, the project archaeologist, and the City Planning Department to discuss the find's significance. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the project archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resource. Further ground disturbance shall not resume within the discovery area until the appropriate treatment has been accomplished.</p>					
<p>REMARKS:</p>					
<p>MM CUL-2:</p>	<p>If human remains are encountered, the Contractor or Permittee/Owner shall ensure all work within 200-feet of the remains must cease immediately until the Tehama County Coroner has made the necessary findings as to its origin. The Permittee/Owner will notify the Planning Department of the discovery. Pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision regarding the treatment and disposition has been made. If the Tehama County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately identify</p>	<p>Contractor or Permittee/Owner</p>	<p>Tehama County Coroner will make the necessary findings</p>	<p>Permittee/Owner will notify the Planning Department of the discovery. Pursuant to California Public Resources Code Section 5097.98</p>	

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the “most likely descendants(s)” for purposes of receiving notification of discovery. The most likely descendant(s) shall then make recommendations within 48 hours and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.					
REMARKS:					
GEOLOGY & SOILS					
MM GEO-1:	Prior to issuance of a Grading Permit, the Permittee/Owner shall have a registered geologist or soils engineer prepare a site-specific Geologic Study, which shall be submitted to the City Building Division for approval. The Geologic Study shall specify the measures necessary to mitigate impacts related to seismic and geotechnical hazards if any. All recommendations in the Geologic Study shall be implemented during site preparation, grading, and construction.	Permittee/Owner	Prior to Grading Permit Issuance	Building Division shall review and approve the report and recommendations	
REMARKS:					
MM GEO-2:	Prior to issuance of any Grading Permit, the Permittee/Owner shall comply with each of the recommendations detailed in the Geotechnical Study and other such measures as the City deems necessary to mitigate potential seismic and geotechnical hazards adequately.	Permittee/Owner	Prior to Grading Permit Issuance	Building Division ensure the recommendations of the Geotechnical Study are met through the inspection process	
REMARKS:					

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MM PALEO-1:	The Permittee/Owner shall notify the Planning Department immediately if any prehistoric, archaeological, or paleontological artifact is uncovered during construction. The contractor or Permittee/Owner shall ensure all construction stops, and an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology shall be retained to evaluate the finds and recommend appropriate action. A meeting shall be convened between the Permittee/Owner, the project archaeologist, and the City Planning Department to discuss the find's significance.	Contractor or Permittee/Owner	During Ground-Disturbing Activities	A meeting shall be convened between the Permittee/Owner, the project archaeologist, and the City Planning Department to discuss the find's significance.		
REMARKS:						
HAZARDS & HAZARDOUS MATERIALS						
MM HAZ-1:	Prior to finalizing plans and specifications, a construction management plan (CMP) shall be prepared for the City of Red Bluff's approval by the Permittee/Owner and/or their construction contractor for any construction activities encroaching into the public right-of-way. The CMP shall include measures designed to reduce the impact of temporary construction traffic and any necessary lane closures. In addition, all truck traffic shall use the City's truck routes. Such measures may include, but are not limited to, providing early notification of closures to the Fire Department and Police Department, residents, and nearby businesses; the use of signage before and during construction activities that clearly delineates detour routes around lane closures;	Permittee/Owner	Prior to finalizing plans and specifications	A construction management plan (CMP) shall be Approved by the City of Red Bluff		

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and flaggers to direct traffic in the vicinity of the closure.						
REMARKS:						
NOISE						
MM NOI-1:	The Contractor shall ensure that construction shall occur during the permissible hours of 7:00 a.m. to 10:00 p.m. as defined in Chapter 9 measure N-2.4a of the County of Tehama Municipal Code. The Planning and Building Departments shall verify through inspections and upon complaints.	Contractor	During all Construction Operations	The Planning and Building Departments shall verify through inspections and upon complaints		
REMARKS:						
MM NOI-2:	The Contractor shall ensure all construction equipment is equipped with appropriate noise attenuating devices during construction. The Planning and Building Departments shall verify through inspections and upon complaints.	Contractor	During all Construction Operations	The Planning and Building Departments shall verify through inspections and upon complaints		
REMARKS:						
MM NOI-3:	The Contractor shall locate equipment staging areas to create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the project site during all project construction. The Planning and Building Departments shall verify through inspections and upon complaints.	Contractor	During all Construction Operations	The Planning and Building Departments shall verify through inspections and upon complaints		
REMARKS:						

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MM NOI-4:	The Contractor shall ensure that idling equipment is turned off when not in use. The Planning and Building Departments shall verify through inspections and upon complaints.	Contractor	During all Construction Operations	The Planning and Building Departments shall verify through inspections and upon complaints		
REMARKS:						
MM NOI-5:	The Contractor shall ensure the equipment is maintained so that vehicles and their loads are secured from rattling and banging. The Planning and Building Departments shall verify through inspections and upon complaints.	Contractor	During all Construction Operations	The Planning and Building Departments shall verify through inspections and upon complaints		
REMARKS:						
TRIBAL CULTURAL RESOURCES						
MM TCR-1	The City will not take final action on the project until after June 27, 2022, when the SB 18 consultation notification period ends. If any of the three tribes that have not yet responded, request consultation, the consultation must be closed before the City acts on the project. The City will incorporate the consultation results into the project as appropriate if consultation occurs.	City of Red Bluff	The City will not take final action on the project until after June 27, 2022	The City will incorporate the consultation results into the project as appropriate if consultation occurs.		
REMARKS:						

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MM CUL-1	See Under Cultural Resources Above				
REMARKS:					
WILDFIRE					
See MM HAZ-1 .					
REMARKS:					