

**ALISAL MARKETPLACE
MITIGATION MONITORING AND REPORTING PROGRAM**

**APNs 003-051-082-000, 003-051-083-000, 003-051-065-000, 003-051-054-000, 003-051-055-000, 003-051-008-000,
003-052-001-000, 003-052-002-000, 003-052-018-000, 003-052-019-000, 003-052-023-000, 003-052-032-000, 003-052-
017-000, 003-052-031-000, 003-041-029-000, 003-041-031-000, 003-041-001-000, 003-041-028-000
(GENERAL PLAN AMENDMENT 2022-002 AND REZONE 2022-002)**

Mitigation Measures	Timing of Verification	Responsible for Verification	Verification of Completion	
			Date	Initials
Air Quality				
Mitigation Measure AQ-1: Construction Air Quality. During construction, the applicant or successor in interest for each individual site shall: • Limit grading to 8.1 acres per day, and limit grading and excavation to 2.2 acres per day. • Provide watering trucks on site to maintain adequate soil moisture during grading and water graded/excavated areas at least twice daily, thus minimizing dust generation. In addition, the water trucks shall be used to wash down trucks and tractors, including earth loads, prior to entering public roadways. • Prohibit all grading activities whenever wind speeds exceed 15 miles per hour (mph). • Maintain a minimum of two feet for freeboard for all haul trucks. • Cover all trucks hauling dirt, sand, or loose materials. • Cover inactive storage piles. • Enforce a 15-mph speed limit for all unpaved surfaces when visible dust clouds are formed by vehicle movement.	During construction.	Development and Engineering Services Department – Plan Check Service		

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Place gravel base near site entrances to clean tires prior to entering public roadways.				
Mitigation Measure AQ-2: MBARD Health Risk Consultation. Prior to issuance of any grading permit and/or building permit for each individual site, the applicant or successor in interest shall consult with MBARD regarding the potential need for a diesel health risk assessment (HRA). If required, the applicant or successor in interest shall prepare a diesel HRA and shall implement the measures contained therein to ensure that project-specific emissions are below MBARD's established health risk thresholds: hazard index greater than 1 for acute or chronic impacts, and cancer risk greater than 10 in one million for long-term operational emissions or 1 per 100,000 population for temporary construction-related emissions. Measures may include, but would not be limited to: - Use of diesel-fueled equipment equipped with Tier 4 (or Tier 3 if the Tier 4 standard is unavailable) USEPA engine standards. The USEPA estimates that Tier 4 engines would reduce PM emissions by approximately 90 percent compared to the USEPA Tier 2 standards (USEPA 2008). - Retrofit off-road diesel equipment with Verified Diesel Emissions Control Strategy (VDECS) like Diesel Particulate Filters (DPF). Particulate Matter level 3 VDECS can provide at least an 85 percent reduction (CARB 2015). - Use alternatively fueled (e.g., natural gas) diesel construction equipment, including all off-road and portable diesel-powered equipment. - Use electrically driven equipment that is not powered by a portable generator set. - Limit the hours of operation for heavy-duty equipment and/or limit the quantity of heavy-duty equipment operating at the same time.	Prior to issuance of any grading permit and/or building permit; during construction.	Development and Engineering Services Department – Plan Check Services; MBARD		
Biological Resources				

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Mitigation Measure BIO-1: Nesting Bird Surveys and Avoidance. The Project shall implement the following measures to mitigate for loss of nesting habitat of the Project in compliance with the federal Migratory Bird Treaty Act and relevant Fish and Game Codes: • Avoidance. In order to avoid impacts to nesting raptors and migratory birds, the Project will be constructed, if feasible, from September 16th and January 31st, which is outside the avian nesting season. • Preconstruction Surveys. If Project activities must occur during the nesting season (February 1-September 15), a qualified biologist will conduct preconstruction surveys for active raptor and migratory bird nests within 10 days prior to the start of these activities. The survey will include the proposed work area(s) and surrounding lands within 500 feet, where accessible, for all nesting raptors and migratory birds. If no active nests are found within the survey area, no further mitigation is required. • Establish Buffers. Should any active nests be discovered near proposed work areas, no disturbance buffers of 250 feet around active nests of non-listed bird species and 500 feet around active nests of non-listed raptors will be established. If work needs to occur within these no disturbance buffers, a qualified biologist will monitor the nest daily for one week, and thereafter once a week, throughout the duration of construction activity. Should the nature of construction activity significantly change, such that a higher level of disturbance will be generated, monitoring will occur daily for one week and then resume the once-a-week regime. If, at any time, the biologist determines that construction activity may be compromising nesting success, construction activity within the designated buffer will be altered or suspended until the biologist determines that the nest site is no longer susceptible to deleterious disturbance.	Not more than 14 days prior to vegetation clearance.	Development and Engineering Services Department – Community Development Department		
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Cultural Resources				
CUL-1 Historical Resources Identification and Treatment Plan Prior to permit approval for development on the Project site, a historical resources evaluation shall be completed for that individual site to confirm if existing buildings and/or structures within these sites qualify as historical resources as defined by Section 15064.5(a) of CEQA Guidelines. The evaluation shall be prepared by a qualified architectural historian or historian who meets the Secretary of the Interior's Professional Qualifications Standards (PQS) in architectural history or history. The qualified architectural historian or historian shall conduct an intensive-level evaluation in accordance with the guidelines and best practices promulgated by the State Office of Historic Preservation to identify any potential historical resources within the proposed project area. All properties 45 years of age or older shall be evaluated within their historic context and documented in a report meeting the State Office of Historic Preservation guidelines. All evaluated properties shall be documented on Department of Parks and Recreation Series 523 Forms. The report shall be submitted to the City for review and concurrence. Any relocation, rehabilitation, or alteration of the resource shall be implemented consistent with the Secretary of the Interior's Standards for the Treatments of Historic Properties (Standards). In accordance with CEQA, a project that has been determined to conform with the Standards generally would not cause a significant adverse direct or indirect impact to historical resources (14 CCR Section 15126.4[b][1]). Application of the Standards shall be overseen by a qualified architectural historian or historic architect meeting the PQS. In conjunction with any development application that may affect the historical resource, a report identifying and specifying the treatment of character-defining features and construction activities shall be provided to the City	Prior to permit approval.	Development and Engineering Services Department – Community Development Department		

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for review and concurrence, in addition to the historical resources evaluation. If significant historical resources are identified on a development site and compliance with the Standards and or avoidance is not feasible, the applicant or developer shall provide a report explaining why compliance with the Standards and or avoidance is not feasible for the City's review and approval. Site-specific mitigation measures shall be established and undertaken, including, but not limited to, documentation of the historical resource in the form of a Historic American Buildings Survey-Like report. The report shall be commissioned by the project applicant or their consultant to comply with the Secretary of the Interior's Standards for Architectural and Engineering Documentation and shall generally follow the Historic American Buildings Survey Level III requirements, including digital photographic recordation, detailed historic narrative report, and compilation of historic research. The documentation shall be completed by a qualified architectural historian or historian who meets the PQS and submitted to the City prior to issuance of any permits for demolition or alteration of the historical resource.				
Mitigation Measure CUL-2 Phase I Cultural Resources Study Prior to the issuance of any grading or construction permits for each individual site, a Phase I cultural resources study shall be performed by a qualified professional meeting the Secretary of the Interior's (SOI's) Professional Qualification Standards (PQS) for archaeology (National Park Service 1983). The Phase I cultural resources study shall include a pedestrian survey of the project site when appropriate and sufficient background research and field sampling to determine whether archaeological resources may be present. Archival research shall include a records search of the Northwest Information Center (NWIC) no more than two years old and a Sacred Lands File search with the NAHC. The Phase I	Prior to issuance of grading or construction permits.	Development and Engineering Services Department – Community Development Department		

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technical report documenting the study shall include recommendations that shall be implemented prior to and/or during construction to avoid or reduce impacts to archaeological resources. Recommendations may include, but would not be limited to, archaeological construction monitoring, sensitivity training, or additional testing and mitigation (outlined in Mitigation Measures CUL-3 through CUL-7). The report shall be submitted to the City for review and approval prior to the issuance of any grading or construction permits. The City shall include recommendations in the Phase I technical report as Conditions of Approval to be implemented throughout all ground disturbance activities. The final report shall be submitted to the NWIC.				
Mitigation Measure CUL-3 Extended Phase I Testing If recommended by the Phase I study for each individual site (Mitigation Measure CUL-2), the project applicant shall retain a qualified archaeologist to conduct an Extended Phase I (XPI) study to determine the presence/absence and extent of archaeological resources on the project site. XPI testing shall include a series of shovel test pits and/or hand augured units and/or mechanical trenching to establish the boundaries of archaeological site(s) on the project site. If the boundaries of the archaeological site are already well understood from previous archaeological work, an XPI will not be required. All archaeological excavation shall be conducted by a qualified archaeologist(s) under the direction of a principal investigator meeting the SOI's PQS for archaeology (National Park Service 1983). If an XPI report is prepared, it shall be submitted to the City for review and approval prior to the issuance of a grading or construction permit. Recommendations therein shall be implemented for all ground disturbance activities. Recommendations may include, but would not be limited to, site avoidance, Phase II Site Evaluation, Cultural Resources Monitoring, and/or measures for unanticipated discoveries	Prior to the issuance of a grading or construction permit.	Development and Engineering Services Department – Community Development Department		

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(outlined in Mitigation Measures CUL-4, CUL-5, CUL-7, and CUL-8). The final report shall be submitted to the NWIC.				
Mitigation Measure CUL-4 Archaeological Site Avoidance Any identified archaeological sites (determined after implementing Mitigation Measures CUL-2 and/or CUL-3) or archaeological resources encountered during ground-disturbing activities shall be avoided by project-related construction activities, where feasible. A barrier (temporary fencing) and flagging shall be placed between the work location and any resources within 60 feet of a work location to minimize the potential for inadvertent impacts. If the resource cannot be avoided, Mitigation Measure CUL-5 shall be implemented.	During construction.	Development and Engineering Services Department – Community Development Department		
Mitigation Measure CUL-5 Phase II Site Evaluation If the results of any Phase I and/or XPI for each individual site (Mitigation Measures CUL-2 and/or CUL-3) indicate the presence of archaeological resources that cannot be avoided by the project (Mitigation Measure CUL-4) and that have not been adequately evaluated for the NRHP or CRHR listing at the project site, the qualified archaeologist shall conduct a Phase II investigation to determine if intact deposits remain and if they may be eligible for the CRHR or qualify as unique archaeological resources. If the archaeological resource(s) of concern are Native American in origin, the qualified archaeologist shall confer with the City and local California Native American tribe(s). A Phase I evaluation shall include any necessary archival research to identify significant historical associations and mapping of surface artifacts, collection of functionally or temporally diagnostic tools and debris, and excavation of a sample of the cultural deposit. The sample excavation would be carried out to characterize the nature of the site(s), define the artifact and feature contents, determine horizontal and vertical boundaries, and retrieve representative samples of artifacts and other remains.	During construction.	Development and Engineering Services Department – Community Development Department		

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If the archaeologist and, if applicable, a Native American monitor or other interested tribal representative determine it is appropriate, cultural materials collected from the site shall be processed and analyzed in a laboratory according to standard archaeological procedures. The age of the materials shall be determined using radiocarbon dating and/or other appropriate procedures; lithic artifacts, faunal remains, and other cultural materials shall be identified and analyzed according to current professional standards. The significance of the site(s) shall be evaluated according to the criteria of the CRHR and if applicable, NRHP. The results of the investigations shall be presented in a technical report following the standards of the California Office of Historic Preservation publication "Archaeological Resource Management Reports: Recommended Content and Format (1990 or latest edition)." Recommendations in the Phase II report shall be implemented for all ground disturbance activities. Recommendations may include, but would not be limited to, Phase III Data Recovery, Cultural Resources Monitoring, and/or measures for unanticipated discoveries (outlined in Mitigation Measures CUL-6 through CUL-8). The report shall be submitted to the City for review and approval prior to the issuance of any grading or construction permits. The final report shall be submitted to the NWIC.				
Mitigation Measure CUL-6 Phase III Data Recovery Should the results of the Phase II site evaluation for each individual site (Mitigation Measure CUL-5) yield resources that meet CRHR significance standards and if the resource cannot be avoided by project construction in accordance with CUL-4, the project applicant shall ensure that all feasible recommendations for mitigation of archaeological impacts are incorporated into the final design and approved by the City prior to construction. Any necessary Phase III data recovery excavation, conducted to exhaust the data potential of significant archaeological sites, shall	During construction.	Development and Engineering Services Department – Community Development Department		

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be carried out by a qualified archaeologist meeting the SOI's PQS for archeology (National Park Service 1983). Data recovery shall be conducted in accordance with a research design reviewed and approved by the City, prepared in advance of fieldwork, and using the appropriate archaeological field and laboratory methods consistent with the California Office of Historic Preservation Planning Bulletin 5 (1991), Guidelines for Archaeological Research Design, or the latest edition thereof. If the archaeological resource(s) of concern are Native American in origin, the qualified archaeologist shall confer with the City and local California Native American tribe(s). As applicable, the final Phase III Data Recovery reports shall be submitted to the City prior to issuance of any grading or construction permit. Recommendations contained therein shall be implemented throughout all ground disturbance activities. Recommendations may include, but would not be limited to, Cultural Resources Monitoring, and/or measures for unanticipated discoveries (outlined in Mitigation Measures CUL-7 and CUL-8). The final report shall be submitted to the NWIC upon completion.				
Mitigation Measure CUL-7 Cultural Resources Monitoring If recommended by Phase I, XPI, Phase II, or Phase III studies for each individual site (Mitigation Measures CUL-2, CUL-3, CUL-5, and/or CUL-6), the project applicant shall retain a qualified archaeologist to monitor project-related, ground-disturbing activities which may include the following but not limited to: grubbing, vegetation removal, trenching, grading, and/or excavations. The archaeological monitor shall coordinate with any Native American monitor as required. Monitoring logs must be completed by the archaeologist daily. Cultural resources monitoring may be reduced for the project if the qualified archaeologist finds it appropriate to reduce the monitoring efforts. Upon completion of ground disturbance for the project, a final report must be submitted to the City for review and approval	During construction.	Development and Engineering Services Department – Community Development Department		

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documenting the monitoring efforts, cultural resources find, and resource disposition. The final report shall be submitted to the NWIC.				
Mitigation Measure CUL-8 Unanticipated Discovery of Cultural Resources If archaeological resources are encountered during ground-disturbing activities, work within 50 feet shall be halted and the project archaeologist meeting the SOL's PQS for archeology (National Park Service 1983) shall immediately to evaluate the find pursuant to Public Resources Code Section 21083.2. If necessary, the evaluation may require preparation of a treatment plan and archaeological testing for CRHR eligibility. If the discovery proves to be significant under CEQA and cannot be avoided by the project, additional work may be warranted, such as data recovery excavation, to mitigate any significant impacts to significant resources. If the resource is of Native American origin, implementation of Mitigation Measures TCR-1 may be required. Any reports required to document and/or evaluate unanticipated discoveries shall be submitted to the City for review and approval and submitted to the NWIC after completion. Recommendations contained therein shall be implemented throughout the remainder of ground disturbance activities.	During construction.	Development and Engineering Services Department – Community Development Department		
Greenhouse Gas Emissions				
Mitigation Measure GHG-1: Future development shall install EV charging infrastructure according to the most ambitious voluntary standard in the California Green Building Standards Code at the time of project approval.	Prior to permit approval.	Development and Engineering Services Department – Community Development Department		
Mitigation Measure GHG-2: Future development shall provide no more parking spaces than the off-street parking requirements established in the City of Salinas Municipal Code. Alternatively, multi-family residential development can choose to unbundle	Prior to permit approval.	Development and Engineering Services Department – Community		

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parking costs with costs to rent or own a residential unit instead of meeting the maximum off-parking requirement.		Development Department		
Hazards and Hazardous Material				
Mitigation Measure HAZ-1: Prior to the obtaining grading permits or starting other ground disturbing work for each individual parcel, the City shall hire a qualified environmental professional to conduct a Phase I environmental assessment (ESA), consistent with the American Society for Testing Materials standards (ASTM E1527). The Phase I ESA shall evaluate the likelihood that hazardous chemicals are present and whether soil sampling is necessary. If the Phase I ESA indicates that contamination is unlikely, no further mitigation is necessary other than any recommendations identified in the Phase I ESA (such as stopping work if stained soil is encountered). If the Phase I ESA indicates that additional soil sampling or other further evaluation is necessary, the City and/or future developer shall hire a qualified environmental professional to conduct a Phase II ESA to determine the presence and extent of contamination. If the results indicate that contamination exists at levels above regulatory action standards, then the site shall be remediated in accordance with recommendations made by applicable regulatory agencies, including RWQCB and DTSC. The agencies involved shall depend on the type and extent of contamination. If remediation is necessary, the City shall hire a qualified environmental professional prior to obtaining grading permits or ground disturbance to prepare a work plan that identifies necessary remediation activities, including excavation and removal of on-site contaminated soils, appropriate dust control measures, and redistribution of clean fill material on the project site. The plan shall include measures that ensure the safe transport, use, and disposal of contaminated soil removed from the site. The plan shall also identify when and where soil disturbing construction	Prior to obtaining grading permits or starting other ground disturbing work for each individual parcel.	Development and Engineering Services Department – Community Development Department.		

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activities may safely commence. The City shall review and approve the work plan prior to issuance of demolition or grading permits. The City shall require individual projects to comply with the work plan as a condition of approval.				
Hydrology and Water Quality				
Mitigation Measure HYD-1: Future Development projects on the subject site that would demand an amount of water equivalent to, or greater than, the amount of water required by a 500-dwelling unit project are required to prepare a Water Supply Assessment.	Prior to permit approval.	Development and Engineering Services Department – Community Development Department		
Noise				
Mitigation Measure NOI-1: Prior to ground disturbing activities, the City of Salinas shall ensure the following with the Project proponent: • Construction equipment, fixed or mobile, shall be outfitted with properly operating and maintained mufflers. • Construction noise reduction methods such as shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas, and using electric air compressors and similar power tools rather than diesel equipment shall be used. • During construction, stationary construction equipment shall be located so that emitted noise is directed away from or shielded from sensitive noise receivers.	During construction.	Development and Engineering Services Department – Community Development Department.		
Mitigation Measure NOI-2: The use of heavy construction equipment within 25 feet of existing structures shall be prohibited.	During construction.	Development and Engineering Services Department – Community		

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		Development Department.		
Transportation				
Mitigation Measure TRANS-1: To maintain safety standards at all intersections and roadway segments pursuant to implementation actions identified in the Vision Zero Action Plan, a traffic impact study shall be required for all development projects anticipated to generate 110 or more new daily vehicle trips within the Project Area, unless not required by the City. Depending on the results of this study, future developments may be required to construct or contribute to street safety improvements to meet the demand generated by the project. Improvements shall be in accordance with the City of Salinas' Vision Zero Action Plan (i.e. pedestrian-activated crosswalk warning beacon, high visibility crosswalks, pedestrian hybrid beacon, reduced parking at intersection, intersection control, raised median and street trees, protected bike lanes, and lane reduction). These improvements shall be required as conditions of approval.	Prior to permit approval.	Development and Engineering Services Department –Traffic Engineering and Plan Check Services		
Tribal Cultural Resources				
Mitigation Measure TCR-1 Inadvertent Discoveries During Construction In the event that cultural resources of Native American origin are identified during grading or construction, all earth disturbing work within the vicinity of the find shall be temporarily suspended or redirected until a qualified archaeologist has evaluated the nature and significance of the find; an appropriate Native American representative, based on the nature of the find, is consulted; and mitigation measures are put in place for the disposition and protection of any find pursuant to Public Resources Code Section 21083.2. If the City, in consultation with local Native Americans, determines that the resource is a tribal cultural resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with state guidelines and in	During construction.	Development and Engineering Services Department – Community Development Department.		

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consultation with local Native American group(s) prior to continuation of any earth disturbing work within the vicinity of the find. The plan shall include avoidance of the resource or, if avoidance of the resource is infeasible, shall outline the appropriate treatment of the resource in coordination with the appropriate local Native American tribal representative and, if applicable, a qualified archaeologist. Examples of appropriate mitigation for tribal cultural resources include, but are not limited to, protecting the cultural character and integrity of the resource, protecting traditional use of the resource, protecting the confidentiality of the resource, or heritage recovery.				
Utilities and Service Systems				
Mitigation Measure UTL-1: New development generating wastewater flows that results in a downstream exceedance of 0.75 d/D shall construct system upgrades for those found to be insufficient in capacity per the requirements of the Public Works Department. The flow shall be verified through a sewer modeling program during the planning and design phase, prior to entitlement approval. The model shall evaluate pipeline capacity, flow velocity, and maximum d/D ratio for normal, dry, and wet weather conditions.	Prior to permit approval.	Development and Engineering Services Department		

**EDGE OF DOWNTOWN/FRONT AND JOHN STREETS
MITIGATION MONITORING AND REPORTING PROGRAM
APNs 002-362-021-000, 002-362-008-000, 002-362-009-000, 002-362-015-000, 002-362-017-000, 002-362-019-000,
002-362-020-000, and 002-382-072-000
(GENERAL PLAN AMENDMENT 2022-002 AND REZONE 2022-002)**

Mitigation Measures	Timing of Verification	Responsible for Verification	Verification of Completion	
			Date	Initials
Air Quality				
Mitigation Measure AQ-1: Construction Air Quality. During construction, the applicant or successor in interest for each individual site shall: Limit grading to 8.1 acres per day, and limit grading and excavation to 2.2 acres per day.	During construction	Development and Engineering Services Department – Plan Check Service		

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• Provide watering trucks on site to maintain adequate soil moisture during grading and water graded/excavated areas at least twice daily, thus minimizing dust generation. In addition, the water trucks shall be used to wash down trucks and tractors, including earth loads, prior to entering public roadways. • Prohibit all grading activities whenever wind speeds exceed 15 miles per hour (mph). • Maintain a minimum of two feet for freeboard for all haul trucks. • Cover all trucks hauling dirt, sand, or loose materials. • Cover inactive storage piles. • Enforce a 15-mph speed limit for all unpaved surfaces when visible dust clouds are formed by vehicle movement. • Place gravel base near site entrances to clean tires prior to entering public roadways.				
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• Retrofit off-road diesel equipment with Verified Diesel Emissions Control Strategy (VDECS) like Diesel Particulate Filters (DPF). Particulate Matter level 3 VDECS can provide at least an 85 percent reduction (CARB 2015). • Use alternatively fueled (e.g., natural gas) diesel construction equipment, including all off-road and portable diesel-powered equipment. • Use electrically driven equipment that is not powered by a portable generator set. • Limit the hours of operation for heavy-duty equipment and/or limit the quantity of heavy-duty equipment operating at the same time.				
Biological Resources				
Mitigation Measure BIO-1: Nesting Bird Surveys and Avoidance. The Project shall implement the following measures to mitigate for loss of nesting habitat of the Project in compliance with the federal Migratory Bird Treaty Act and relevant Fish and Game Codes: • Avoidance. In order to avoid impacts to nesting raptors and migratory birds, the Project will be constructed, if feasible, from September 16th and January 31st, which is outside the avian nesting season. • Preconstruction Surveys. If Project activities must occur during the nesting season (February 1-September 15), a qualified biologist will conduct preconstruction surveys for active raptor and migratory bird nests within 10 days prior to the start of these activities. The survey will include the proposed work area(s) and surrounding lands within 500 feet, where accessible, for all nesting raptors and migratory birds. If no active nests are found within the survey area, no further mitigation is required. • Establish Buffers. Should any active nests be discovered near proposed work areas, no disturbance buffers of 250 feet around active nests of non-listed bird species and 500 feet around active nests of non-listed raptors will be established. If work needs to occur within these no disturbance buffers, a qualified biologist will monitor the nest daily for one week, and thereafter once a week, throughout the duration	Not more than 14 days prior to vegetation clearance.	Development and Engineering Services Department – Community Development Department		

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of construction activity. Should the nature of construction activity significantly change, such that a higher level of disturbance will be generated, monitoring will occur daily for one week and then resume the once-a-week regime. If, at any time, the biologist determines that construction activity may be compromising nesting success, construction activity within the designated buffer will be altered or suspended until the biologist determines that the nest site is no longer susceptible to deleterious disturbance.				
Cultural Resources				
CUL-1 Historical Resources Identification and Treatment Plan Prior to permit approval for development on the Project site, a historical resources evaluation shall be completed for that individual site to confirm if existing buildings and/or structures within these sites qualify as historical resources as defined by Section 15064.5(a) of CEQA Guidelines. The evaluation shall be prepared by a qualified architectural historian or historian who meets the Secretary of the Interior's Professional Qualifications Standards (PQS) in architectural history or history. The qualified architectural historian or historian shall conduct an intensive-level evaluation in accordance with the guidelines and best practices promulgated by the State Office of Historic Preservation to identify any potential historical resources within the proposed project area. All properties 45 years of age or older shall be evaluated within their historic context and documented in a report meeting the State Office of Historic Preservation guidelines. All evaluated properties shall be documented on Department of Parks and Recreation Series 523 Forms. The report shall be submitted to the City for review and concurrence. Any relocation, rehabilitation, or alteration of the resource shall be implemented consistent with the Secretary of the Interior's Standards for the Treatments of Historic Properties (Standards). In accordance with CEQA, a project that has been determined to conform with the Standards generally would not cause a significant adverse direct or indirect impact to historical resources (14 CCR Section 15126.4[b][1]). Application of the Standards shall be overseen by a qualified architectural historian or historic architect meeting the PQS. In conjunction with any development application that may affect the	Prior to permit approval.	Development and Engineering Services Department – Community Development Department		

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historical resource, a report identifying and specifying the treatment of character-defining features and construction activities shall be provided to the City for review and concurrence, in addition to the historical resources evaluation. If significant historical resources are identified on a development site and compliance with the Standards and or avoidance is not feasible, the applicant or developer shall provide a report explaining why compliance with the Standards and or avoidance is not feasible for the City's review and approval. Site-specific mitigation measures shall be established and undertaken, including, but not limited to, documentation of the historical resource in the form of a Historic American Buildings Survey-Like report. The report shall be commissioned by the project applicant or their consultant to comply with the Secretary of the Interior's Standards for Architectural and Engineering Documentation and shall generally follow the Historic American Buildings Survey Level III requirements, including digital photographic recordation, detailed historic narrative report, and compilation of historic research. The documentation shall be completed by a qualified architectural historian or historian who meets the PQS and submitted to the City prior to issuance of any permits for demolition or alteration of the historical resource.				
Mitigation Measure CUL-2 Phase I Cultural Resources Study Prior to the issuance of any grading or construction permits for each individual site, a Phase I cultural resources study shall be performed by a qualified professional meeting the Secretary of the Interior's (SOI's) Professional Qualification Standards (PQS) for archaeology (National Park Service 1983). The Phase I cultural resources study shall include a pedestrian survey of the project site when appropriate and sufficient background research and field sampling to determine whether archaeological resources may be present. Archival research shall include a records search of the Northwest Information Center (NWIC) no more than two years old and a Sacred Lands File search with the NAHC. The Phase I technical report documenting the study shall include recommendations that shall be implemented prior to and/or during construction to avoid or reduce impacts to archaeological resources. Recommendations may include, but would not be limited to, archaeological	Prior to issuance of grading or construction permits.	Development and Engineering Services Department – Community Development Department		

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construction monitoring, sensitivity training, or additional testing and mitigation (outlined in Mitigation Measures CUL-3 through CUL-7). The report shall be submitted to the City for review and approval prior to the issuance of any grading or construction permits. The City shall include recommendations in the Phase I technical report as Conditions of Approval to be implemented throughout all ground disturbance activities. The final report shall be submitted to the NWIC.				
Mitigation Measure CUL-3 Extended Phase I Testing If recommended by the Phase I study for each individual site (Mitigation Measure CUL-2), the project applicant shall retain a qualified archaeologist to conduct an Extended Phase I (XPI) study to determine the presence/absence and extent of archaeological resources on the project site. XPI testing shall include a series of shovel test pits and/or hand augured units and/or mechanical trenching to establish the boundaries of archaeological site(s) on the project site. If the boundaries of the archaeological site are already well understood from previous archaeological work, an XPI will not be required. All archaeological excavation shall be conducted by a qualified archaeologist(s) under the direction of a principal investigator meeting the SOL's PQS for archaeology (National Park Service 1983). If an XPI report is prepared, it shall be submitted to the City for review and approval prior to the issuance of a grading or construction permit. Recommendations therein shall be implemented for all ground disturbance activities. Recommendations may include, but would not be limited to, site avoidance, Phase II Site Evaluation, Cultural Resources Monitoring, and/or measures for unanticipated discoveries (outlined in Mitigation Measures CUL-4, CUL-5, CUL-7, and CUL-8). The final report shall be submitted to the NWIC.	Prior to the issuance of a grading or construction permit.	Development and Engineering Services Department – Community Development Department		
Mitigation Measure CUL-4 Archaeological Site Avoidance Any identified archaeological sites (determined after implementing Mitigation Measures CUL-2 and/or CUL-3) or archaeological resources encountered during ground-disturbing activities shall be avoided by project-related construction activities, where feasible. A barrier (temporary fencing) and flagging shall be placed between the work location and any resources within 60 feet of a work location to minimize the potential for inadvertent impacts. If	During construction	Development and Engineering Services Department – Community Development Department		

EXHIBIT E

the resource cannot be avoided, Mitigation Measure CUL-5 shall be implemented.				
Mitigation Measure CUL-5 Phase II Site Evaluation If the results of any Phase I and/or XPI for each individual site (Mitigation Measures CUL-2 and/or CUL-3) indicate the presence of archaeological resources that cannot be avoided by the project (Mitigation Measure CUL-4) and that have not been adequately evaluated for the NRHP or CRHR listing at the project site, the qualified archaeologist shall conduct a Phase II investigation to determine if intact deposits remain and if they may be eligible for the CRHR or qualify as unique archaeological resources. If the archaeological resource(s) of concern are Native American in origin, the qualified archaeologist shall confer with the City and local California Native American tribe(s). A Phase I evaluation shall include any necessary archival research to identify significant historical associations and mapping of surface artifacts, collection of functionally or temporally diagnostic tools and debris, and excavation of a sample of the cultural deposit. The sample excavation would be carried out to characterize the nature of the site(s), define the artifact and feature contents, determine horizontal and vertical boundaries, and retrieve representative samples of artifacts and other remains. If the archaeologist and, if applicable, a Native American monitor or other interested tribal representative determine it is appropriate, cultural materials collected from the site shall be processed and analyzed in a laboratory according to standard archaeological procedures. The age of the materials shall be determined using radiocarbon dating and/or other appropriate procedures; lithic artifacts, faunal remains, and other cultural materials shall be identified and analyzed according to current professional standards. The significance of the site(s) shall be evaluated according to the criteria of the CRHR and if applicable, NRHP. The results of the investigations shall be presented in a technical report following the standards of the California Office of Historic Preservation publication "Archaeological Resource Management Reports: Recommended Content and Format (1990 or latest edition)." Recommendations in the Phase II report shall be implemented for all ground	During construction	Development and Engineering Services Department – Community Development Department		

EXHIBIT E

disturbance activities. Recommendations may include, but would not be limited to, Phase III Data Recovery, Cultural Resources Monitoring, and/or measures for unanticipated discoveries (outlined in Mitigation Measures CUL-6 through CUL-8). The report shall be submitted to the City for review and approval prior to the issuance of any grading or construction permits. The final report shall be submitted to the NWIC.				
Mitigation Measure CUL-6 Phase III Data Recovery Should the results of the Phase II site evaluation for each individual site (Mitigation Measure CUL-5) yield resources that meet CRHR significance standards and if the resource cannot be avoided by project construction in accordance with CUL-4, the project applicant shall ensure that all feasible recommendations for mitigation of archaeological impacts are incorporated into the final design and approved by the City prior to construction. Any necessary Phase III data recovery excavation, conducted to exhaust the data potential of significant archaeological sites, shall be carried out by a qualified archaeologist meeting the SOI's PQS for archeology (National Park Service 1983). Data recovery shall be conducted in accordance with a research design reviewed and approved by the City, prepared in advance of fieldwork, and using the appropriate archaeological field and laboratory methods consistent with the California Office of Historic Preservation Planning Bulletin 5 (1991), Guidelines for Archaeological Research Design, or the latest edition thereof. If the archaeological resource(s) of concern are Native American in origin, the qualified archaeologist shall confer with the City and local California Native American tribe(s). As applicable, the final Phase III Data Recovery reports shall be submitted to the City prior to issuance of any grading or construction permit. Recommendations contained therein shall be implemented throughout all ground disturbance activities. Recommendations may include, but would not be limited to, Cultural Resources Monitoring, and/or measures for unanticipated discoveries (outlined in Mitigation Measures CUL-7 and CUL-8). The final report shall be submitted to the NWIC upon completion.	During construction	Development and Engineering Services Department – Community Development Department		

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Mitigation Measure CUL-7 Cultural Resources Monitoring If recommended by Phase I, XPI, Phase II, or Phase III studies for each individual site (Mitigation Measures CUL-2, CUL-3, CUL-5, and/or CUL-6), the project applicant shall retain a qualified archaeologist to monitor project-related, ground-disturbing activities which may include the following but not limited to: grubbing, vegetation removal, trenching, grading, and/or excavations. The archaeological monitor shall coordinate with any Native American monitor as required. Monitoring logs must be completed by the archaeologist daily. Cultural resources monitoring may be reduced for the project if the qualified archaeologist finds it appropriate to reduce the monitoring efforts. Upon completion of ground disturbance for the project, a final report must be submitted to the City for review and approval documenting the monitoring efforts, cultural resources find, and resource disposition. The final report shall be submitted to the NWIC.	During construction .	Development and Engineering Services Department – Community Development Department		
Mitigation Measure CUL-8 Unanticipated Discovery of Cultural Resources If archaeological resources are encountered during ground-disturbing activities, work within 50 feet shall be halted and the project archaeologist meeting the SOI's PQS for archeology (National Park Service 1983) shall immediately to evaluate the find pursuant to Public Resources Code Section 21083.2. If necessary, the evaluation may require preparation of a treatment plan and archaeological testing for CRHR eligibility. If the discovery proves to be significant under CEQA and cannot be avoided by the project, additional work may be warranted, such as data recovery excavation, to mitigate any significant impacts to significant resources. If the resource is of Native American origin, implementation of Mitigation Measures TCR-1 may be required. Any reports required to document and/or evaluate unanticipated discoveries shall be submitted to the City for review and approval and submitted to the NWIC after completion. Recommendations contained therein shall be implemented throughout the remainder of ground disturbance activities.	During construction .	Development and Engineering Services Department – Community Development Department		
Greenhouse Gas Emissions				

EXHIBIT E

Mitigation Measure GHG-1: Future development shall install EV charging infrastructure according to the most ambitious voluntary standard in the California Green Building Standards Code at the time of project approval.	Prior to permit approval.	Development and Engineering Services Department – Community Development Department		
Mitigation Measure GHG-2: Future development shall provide no more parking spaces than the off-street parking requirements established in the City of Salinas Municipal Code. Alternatively, multi-family residential development can choose to unbundle parking costs with costs to rent or own a residential unit instead of meeting the maximum off-parking requirement.	Prior to permit approval.	Development and Engineering Services Department – Community Development Department		
Noise				
Mitigation Measure NOI-1: Prior to ground disturbing activities, the City of Salinas shall ensure the following with the Project proponent: • Construction equipment, fixed or mobile, shall be outfitted with properly operating and maintained mufflers. • Construction noise reduction methods such as shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas, and using electric air compressors and similar power tools rather than diesel equipment shall be used. • During construction, stationary construction equipment shall be located so that emitted noise is directed away from or shielded from sensitive noise receivers.	During construction .	Development and Engineering Services Department – Community Development Department.		
Mitigation Measure NOI-2: The use of heavy construction equipment within 25 feet of existing structures shall be prohibited.	During construction .	Development and Engineering Services Department –		

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		Community Development Department.		
Transportation				
Mitigation Measure TRANS-1: To maintain safety standards at all intersections and roadway segments pursuant to implementation actions identified in the Vision Zero Action Plan, a traffic impact study shall be required for all development projects anticipated to generate 110 or more new daily vehicle trips within the Project Area, unless not required by the City. Depending on the results of this study, future developments may be required to construct or contribute to street safety improvements to meet the demand generated by the project. Improvements shall be in accordance with the City of Salinas' Vision Zero Action Plan (i.e. pedestrian-activated crosswalk warning beacon, high visibility crosswalks, pedestrian hybrid beacon, reduced parking at intersection, intersection control, raised median and street trees, protected bike lanes, and lane reduction). These improvements shall be required as conditions of approval.	Prior to permit approval.	Development and Engineering Services Department – Traffic Engineering and Plan Check Services		
Tribal Cultural Resources				
Mitigation Measure TCR-1 Inadvertent Discoveries During Construction In the event that cultural resources of Native American origin are identified during grading or construction, all earth disturbing work within the vicinity of the find shall be temporarily suspended or redirected until a qualified archaeologist has evaluated the nature and significance of the find; an appropriate Native American representative, based on the nature of the find, is consulted; and mitigation measures are put in place for the disposition and protection of any find pursuant to Public Resources Code Section 21083.2. If the City, in consultation with local Native Americans, determines that the resource is a tribal cultural resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with state guidelines and in consultation with local Native American group(s) prior to continuation of any earth disturbing work within the vicinity of the find. The plan shall include avoidance of the resource or, if avoidance of the resource is infeasible, shall outline the appropriate treatment of the resource in coordination with the	During construction	Development and Engineering Services Department – Community Development Department.		

EXHIBIT E

appropriate local Native American tribal representative and, if applicable, a qualified archaeologist. Examples of appropriate mitigation for tribal cultural resources include, but are not limited to, protecting the cultural character and integrity of the resource, protecting traditional use of the resource, protecting the confidentiality of the resource, or heritage recovery.				
Utilities and Service Systems				
Mitigation Measure UTL-1: New development generating wastewater flows that results in a downstream exceedance of 0.75 d/D shall construct system upgrades for those found to be insufficient in capacity per the requirements of the Public Works Department. The flow shall be verified through a sewer modeling program during the planning and design phase, prior to entitlement approval. The model shall evaluate pipeline capacity, flow velocity, and maximum d/D ratio for normal, dry, and wet weather conditions.	Prior to permit approval.	Development and Engineering Services Department		

**FOODS CO SHOPPING CENTER
MITIGATION MONITORING AND REPORTING PROGRAM
APNs 003-894-005-000, 003-894-006-000, 003-891-014-000, 003-891-015-000, 003-891-016-000, 003-891-017-000,
003-891-018-000, and 003-891-019-000
(GENERAL PLAN AMENDMENT 2022-002 AND REZONE 2022-002)**

Mitigation Measures	Timing of Verification	Responsible for Verification	Verification of Completion	
			Date	Initials
Air Quality				
Mitigation Measure AQ-1: Construction Air Quality. During construction, the applicant or successor in interest for each individual site shall: • Limit grading to 8.1 acres per day, and limit grading and excavation to 2.2 acres per day. • Provide watering trucks on site to maintain adequate soil moisture during grading and water graded/excavated areas at least twice daily, thus minimizing dust generation. In addition, the water trucks shall be used to wash down trucks and tractors, including earth loads, prior to entering public roadways. • Prohibit all grading activities whenever wind speeds exceed 15 miles per hour (mph). • Maintain a minimum of two feet for freeboard for all haul trucks. • Cover all trucks hauling dirt, sand, or loose materials. • Cover inactive storage piles. • Enforce a 15-mph speed limit for all unpaved surfaces when visible dust clouds are formed by vehicle movement. • Place gravel base near site entrances to clean tires prior to entering public roadways.	During construction	Development and Engineering Services Department – Plan Check Service		

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Mitigation Measure AQ-2: MBARD Health Risk Consultation. Prior to issuance of any grading permit and/or building permit for each individual site, the applicant or successor in interest shall consult with MBARD regarding the potential need for a diesel health risk assessment (HRA). If required, the applicant or successor in interest shall prepare a diesel HRA and shall implement the measures contained therein to ensure that project-specific emissions are below MBARD's established health risk thresholds: hazard index greater than 1 for acute or chronic impacts, and cancer risk greater than 10 in one million for long-term operational emissions or 1 per 100,000 population for temporary construction-related emissions. Measures may include, but would not be limited to: • Use of diesel-fueled equipment equipped with Tier 4 (or Tier 3 if the Tier 4 standard is unavailable) USEPA engine standards. The USEPA estimates that Tier 4 engines would reduce PM emissions by approximately 90 percent compared to the USEPA Tier 2 standards (USEPA 2008). • Retrofit off-road diesel equipment with Verified Diesel Emissions Control Strategy (VDECS) like Diesel Particulate Filters (DPF). Particulate Matter level 3 VDECS can provide at least an 85 percent reduction (CARB 2015). • Use alternatively fueled (e.g., natural gas) diesel construction equipment, including all off-road and portable diesel-powered equipment. • Use electrically driven equipment that is not powered by a portable generator set. • Limit the hours of operation for heavy-duty equipment and/or limit the quantity of heavy-duty equipment operating at the same time.	Prior to issuance of any grading permit and/or building permit; during construction .	Development and Engineering Services Department – Plan Check Services; MBARD		
Biological Resources				
Mitigation Measure BIO-1: Nesting Bird Surveys and Avoidance. The Project shall implement the following measures to mitigate for loss of nesting habitat of the Project in compliance with the federal Migratory Bird Treaty Act and relevant Fish and Game Codes:	Not more than 14 days prior to vegetation clearance.	Development and Engineering Services Department – Community		

EXHIBIT E

• Avoidance. In order to avoid impacts to nesting raptors and migratory birds, the Project will be constructed, if feasible, from September 16th and January 31st, which is outside the avian nesting season. • Preconstruction Surveys. If Project activities must occur during the nesting season (February 1-September 15), a qualified biologist will conduct preconstruction surveys for active raptor and migratory bird nests within 10 days prior to the start of these activities. The survey will include the proposed work area(s) and surrounding lands within 500 feet, where accessible, for all nesting raptors and migratory birds. If no active nests are found within the survey area, no further mitigation is required. • Establish Buffers. Should any active nests be discovered near proposed work areas, no disturbance buffers of 250 feet around active nests of non-listed bird species and 500 feet around active nests of non-listed raptors will be established. If work needs to occur within these no disturbance buffers, a qualified biologist will monitor the nest daily for one week, and thereafter once a week, throughout the duration of construction activity. Should the nature of construction activity significantly change, such that a higher level of disturbance will be generated, monitoring will occur daily for one week and then resume the once-a-week regime. If, at any time, the biologist determines that construction activity may be compromising nesting success, construction activity within the designated buffer will be altered or suspended until the biologist determines that the nest site is no longer susceptible to deleterious disturbance.		Development Department		
Cultural Resources				
CUL-1 Historical Resources Identification and Treatment Plan Prior to permit approval for development on the Project site, a historical resources evaluation shall be completed for that individual site to confirm if existing buildings and/or structures within these sites qualify as historical resources as defined by Section 15064.5(a) of CEQA Guidelines. The evaluation shall be prepared by a qualified architectural historian or historian who meets the Secretary of the Interior's Professional Qualifications Standards (PQS) in architectural history or history. The qualified architectural historian or	Prior to permit approval.	Development and Engineering Services Department – Community Development Department		

EXHIBIT E

historian shall conduct an intensive-level evaluation in accordance with the guidelines and best practices promulgated by the State Office of Historic Preservation to identify any potential historical resources within the proposed project area. All properties 45 years of age or older shall be evaluated within their historic context and documented in a report meeting the State Office of Historic Preservation guidelines. All evaluated properties shall be documented on Department of Parks and Recreation Series 523 Forms. The report shall be submitted to the City for review and concurrence. Any relocation, rehabilitation, or alteration of the resource shall be implemented consistent with the Secretary of the Interior's Standards for the Treatments of Historic Properties (Standards). In accordance with CEQA, a project that has been determined to conform with the Standards generally would not cause a significant adverse direct or indirect impact to historical resources (14 CCR Section 15126.4[b][1]). Application of the Standards shall be overseen by a qualified architectural historian or historic architect meeting the PQS. In conjunction with any development application that may affect the historical resource, a report identifying and specifying the treatment of character-defining features and construction activities shall be provided to the City for review and concurrence, in addition to the historical resources evaluation. If significant historical resources are identified on a development site and compliance with the Standards and or avoidance is not feasible, the applicant or developer shall provide a report explaining why compliance with the Standards and or avoidance is not feasible for the City's review and approval. Site-specific mitigation measures shall be established and undertaken, including, but not limited to, documentation of the historical resource in the form of a Historic American Buildings Survey-Like report. The report shall be commissioned by the project applicant or their consultant to comply with the Secretary of the Interior's Standards for Architectural and Engineering Documentation and shall generally follow the Historic American Buildings Survey Level III requirements, including digital photographic recordation, detailed historic narrative report, and compilation of historic research. The documentation shall be completed by a qualified architectural historian or				
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EXHIBIT E

historian who meets the PQS and submitted to the City prior to issuance of any permits for demolition or alteration of the historical resource.				
Mitigation Measure CUL-2 Phase I Cultural Resources Study Prior to the issuance of any grading or construction permits for each individual site, a Phase I cultural resources study shall be performed by a qualified professional meeting the Secretary of the Interior's (SOI's) Professional Qualification Standards (PQS) for archaeology (National Park Service 1983). The Phase I cultural resources study shall include a pedestrian survey of the project site when appropriate and sufficient background research and field sampling to determine whether archaeological resources may be present. Archival research shall include a records search of the Northwest Information Center (NWIC) no more than two years old and a Sacred Lands File search with the NAHC. The Phase I technical report documenting the study shall include recommendations that shall be implemented prior to and/or during construction to avoid or reduce impacts to archaeological resources. Recommendations may include, but would not be limited to, archaeological construction monitoring, sensitivity training, or additional testing and mitigation (outlined in Mitigation Measures CUL-3 through CUL-7). The report shall be submitted to the City for review and approval prior to the issuance of any grading or construction permits. The City shall include recommendations in the Phase I technical report as Conditions of Approval to be implemented throughout all ground disturbance activities. The final report shall be submitted to the NWIC.	Prior to issuance of grading or construction permits.	Development and Engineering Services Department – Community Development Department		
Mitigation Measure CUL-3 Extended Phase I Testing If recommended by the Phase I study for each individual site (Mitigation Measure CUL-2), the project applicant shall retain a qualified archaeologist to conduct an Extended Phase I (XPI) study to determine the presence/absence and extent of archaeological resources on the project site. XPI testing shall include a series of shovel test pits and/or hand augured units and/or mechanical trenching to establish the boundaries of archaeological site(s) on the project site. If the boundaries of the archaeological site are already well understood from previous archaeological work, an XPI will not be required. All archaeological excavation shall be conducted by a qualified archaeologist(s)	Prior to the issuance of a grading or construction permit.	Development and Engineering Services Department – Community Development Department		

EXHIBIT E

under the direction of a principal investigator meeting the SOI's PQS for archaeology (National Park Service 1983). If an XPI report is prepared, it shall be submitted to the City for review and approval prior to the issuance of a grading or construction permit. Recommendations therein shall be implemented for all ground disturbance activities. Recommendations may include, but would not be limited to, site avoidance, Phase II Site Evaluation, Cultural Resources Monitoring, and/or measures for unanticipated discoveries (outlined in Mitigation Measures CUL-4, CUL-5, CUL-7, and CUL-8). The final report shall be submitted to the NWIC.				
Mitigation Measure CUL-4 Archaeological Site Avoidance Any identified archaeological sites (determined after implementing Mitigation Measures CUL-2 and/or CUL-3) or archaeological resources encountered during ground-disturbing activities shall be avoided by project-related construction activities, where feasible. A barrier (temporary fencing) and flagging shall be placed between the work location and any resources within 60 feet of a work location to minimize the potential for inadvertent impacts. If the resource cannot be avoided, Mitigation Measure CUL-5 shall be implemented.	During construction	Development and Engineering Services Department – Community Development Department		
Mitigation Measure CUL-5 Phase II Site Evaluation If the results of any Phase I and/or XPI for each individual site (Mitigation Measures CUL-2 and/or CUL-3) indicate the presence of archaeological resources that cannot be avoided by the project (Mitigation Measure CUL-4) and that have not been adequately evaluated for the NRHP or CRHR listing at the project site, the qualified archaeologist shall conduct a Phase II investigation to determine if intact deposits remain and if they may be eligible for the CRHR or qualify as unique archaeological resources. If the archaeological resource(s) of concern are Native American in origin, the qualified archaeologist shall confer with the City and local California Native American tribe(s). A Phase I evaluation shall include any necessary archival research to identify significant historical associations and mapping of surface artifacts, collection of functionally or temporally diagnostic tools and debris, and excavation of a sample of the cultural deposit. The sample excavation would be carried out to	During construction	Development and Engineering Services Department – Community Development Department		

EXHIBIT E

characterize the nature of the site(s), define the artifact and feature contents, determine horizontal and vertical boundaries, and retrieve representative samples of artifacts and other remains. If the archaeologist and, if applicable, a Native American monitor or other interested tribal representative determine it is appropriate, cultural materials collected from the site shall be processed and analyzed in a laboratory according to standard archaeological procedures. The age of the materials shall be determined using radiocarbon dating and/or other appropriate procedures; lithic artifacts, faunal remains, and other cultural materials shall be identified and analyzed according to current professional standards. The significance of the site(s) shall be evaluated according to the criteria of the CRHR and if applicable, NRHP. The results of the investigations shall be presented in a technical report following the standards of the California Office of Historic Preservation publication "Archaeological Resource Management Reports: Recommended Content and Format (1990 or latest edition)." Recommendations in the Phase II report shall be implemented for all ground disturbance activities. Recommendations may include, but would not be limited to, Phase III Data Recovery, Cultural Resources Monitoring, and/or measures for unanticipated discoveries (outlined in Mitigation Measures CUL-6 through CUL-8). The report shall be submitted to the City for review and approval prior to the issuance of any grading or construction permits. The final report shall be submitted to the NWIC.				
Mitigation Measure CUL-6 Phase III Data Recovery Should the results of the Phase II site evaluation for each individual site (Mitigation Measure CUL-5) yield resources that meet CRHR significance standards and if the resource cannot be avoided by project construction in accordance with CUL-4, the project applicant shall ensure that all feasible recommendations for mitigation of archaeological impacts are incorporated into the final design and approved by the City prior to construction. Any necessary Phase III data recovery excavation, conducted to exhaust the data potential of significant archaeological sites, shall be carried out by a qualified archaeologist meeting the SOI's PQS for archeology (National Park Service 1983). Data recovery shall be conducted in accordance with a research design reviewed	During construction	Development and Engineering Services Department – Community Development Department		

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and approved by the City, prepared in advance of fieldwork, and using the appropriate archaeological field and laboratory methods consistent with the California Office of Historic Preservation Planning Bulletin 5 (1991), Guidelines for Archaeological Research Design, or the latest edition thereof. If the archaeological resource(s) of concern are Native American in origin, the qualified archaeologist shall confer with the City and local California Native American tribe(s). As applicable, the final Phase III Data Recovery reports shall be submitted to the City prior to issuance of any grading or construction permit. Recommendations contained therein shall be implemented throughout all ground disturbance activities. Recommendations may include, but would not be limited to, Cultural Resources Monitoring, and/or measures for unanticipated discoveries (outlined in Mitigation Measures CUL-7 and CUL-8). The final report shall be submitted to the NWIC upon completion.				
Mitigation Measure CUL-7 Cultural Resources Monitoring If recommended by Phase I, XPI, Phase II, or Phase III studies for each individual site (Mitigation Measures CUL-2, CUL-3, CUL-5, and/or CUL-6), the project applicant shall retain a qualified archaeologist to monitor project-related, ground-disturbing activities which may include the following but not limited to: grubbing, vegetation removal, trenching, grading, and/or excavations. The archaeological monitor shall coordinate with any Native American monitor as required. Monitoring logs must be completed by the archaeologist daily. Cultural resources monitoring may be reduced for the project if the qualified archaeologist finds it appropriate to reduce the monitoring efforts. Upon completion of ground disturbance for the project, a final report must be submitted to the City for review and approval documenting the monitoring efforts, cultural resources find, and resource disposition. The final report shall be submitted to the NWIC.	During construction	Development and Engineering Services Department – Community Development Department		
Mitigation Measure CUL-8 Unanticipated Discovery of Cultural Resources If archaeological resources are encountered during ground-disturbing activities, work within 50 feet shall be halted and the project archaeologist meeting the SOI's PQS for archeology (National Park Service 1983) shall immediately to evaluate the find pursuant to Public Resources Code Section	During construction	Development and Engineering Services Department – Community		

EXHIBIT E

21083.2. If necessary, the evaluation may require preparation of a treatment plan and archaeological testing for CRHR eligibility. If the discovery proves to be significant under CEQA and cannot be avoided by the project, additional work may be warranted, such as data recovery excavation, to mitigate any significant impacts to significant resources. If the resource is of Native American origin, implementation of Mitigation Measures TCR-1 may be required. Any reports required to document and/or evaluate unanticipated discoveries shall be submitted to the City for review and approval and submitted to the NWIC after completion. Recommendations contained therein shall be implemented throughout the remainder of ground disturbance activities.		Development Department		
Greenhouse Gas Emissions				
Mitigation Measure GHG-1: Future development shall install EV charging infrastructure according to the most ambitious voluntary standard in the California Green Building Standards Code at the time of project approval.	Prior to permit approval.	Development and Engineering Services Department – Community Development Department		
Mitigation Measure GHG-2: Future development shall provide no more parking spaces than the off-street parking requirements established in the City of Salinas Municipal Code. Alternatively, multi-family residential development can choose to unbundle parking costs with costs to rent or own a residential unit instead of meeting the maximum off-parking requirement.	Prior to permit approval.	Development and Engineering Services Department – Community Development Department		
Hydrology and Water Quality				
Mitigation Measure HYD-1: Future Development projects on the subject site that would demand an amount of water equivalent to, or greater than, the amount of water required by a 500-dwelling unit project are required to prepare a Water Supply Assessment.	Prior to permit approval.	Development and Engineering Services Department – Community		

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		Development Department		
Noise				
Mitigation Measure NOI-1: Prior to ground disturbing activities, the City of Salinas shall ensure the following with the Project proponent: • Construction equipment, fixed or mobile, shall be outfitted with properly operating and maintained mufflers. • Construction noise reduction methods such as shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas, and using electric air compressors and similar power tools rather than diesel equipment shall be used. • During construction, stationary construction equipment shall be located so that emitted noise is directed away from or shielded from sensitive noise receivers.	During construction	Development and Engineering Services Department – Community Development Department.		
Mitigation Measure NOI-2: The use of heavy construction equipment within 25 feet of existing structures shall be prohibited.	During construction	Development and Engineering Services Department – Community Development Department.		
Transportation				
Mitigation Measure TRANS-1: To maintain safety standards at all intersections and roadway segments pursuant to implementation actions identified in the Vision Zero Action Plan, a traffic impact study shall be required for all development projects anticipated to generate 110 or more new daily vehicle trips within the Project Area, unless not required by the City. Depending on the results of this study, future developments may be required to construct or contribute to street safety improvements to meet the demand generated by the project. Improvements shall be in accordance with the City of Salinas' Vision	Prior to permit approval.	Development and Engineering Services Department – Traffic Engineering and Plan Check Services		

EXHIBIT E

Zero Action Plan (i.e. pedestrian-activated crosswalk warning beacon, high visibility crosswalks, pedestrian hybrid beacon, reduced parking at intersection, intersection control, raised median and street trees, protected bike lanes, and lane reduction). These improvements shall be required as conditions of approval.				
Tribal Cultural Resources				
Mitigation Measure TCR-1 Inadvertent Discoveries During Construction In the event that cultural resources of Native American origin are identified during grading or construction, all earth disturbing work within the vicinity of the find shall be temporarily suspended or redirected until a qualified archaeologist has evaluated the nature and significance of the find; an appropriate Native American representative, based on the nature of the find, is consulted; and mitigation measures are put in place for the disposition and protection of any find pursuant to Public Resources Code Section 21083.2. If the City, in consultation with local Native Americans, determines that the resource is a tribal cultural resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with state guidelines and in consultation with local Native American group(s) prior to continuation of any earth disturbing work within the vicinity of the find. The plan shall include avoidance of the resource or, if avoidance of the resource is infeasible, shall outline the appropriate treatment of the resource in coordination with the appropriate local Native American tribal representative and, if applicable, a qualified archaeologist. Examples of appropriate mitigation for tribal cultural resources include, but are not limited to, protecting the cultural character and integrity of the resource, protecting traditional use of the resource, protecting the confidentiality of the resource, or heritage recovery.	During construction	Development and Engineering Services Department – Community Development Department.		
Utilities and Service Systems				
Mitigation Measure UTL-1: New development generating wastewater flows that results in a downstream exceedance of 0.75 d/D shall construct system upgrades for those found to be insufficient in capacity per the requirements of the Public Works Department. The flow shall be verified through a sewer modeling program during the planning and design phase, prior to entitlement	Prior to permit approval.	Development and Engineering Services Department		

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approval. The model shall evaluate pipeline capacity, flow velocity, and maximum d/D ratio for normal, dry, and wet weather conditions.				
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**LAUREL WEST SHOPPING CENTER
MITIGATION MONITORING AND REPORTING PROGRAM**

**APNs 261-711-037-000, 261-711-070-000, 261-711-065-000, 261-711-024-000, 261-711-017-000, and 261-711-025-000
(GENERAL PLAN AMENDMENT 2022-002 AND REZONE 2022-002)**

Mitigation Measures	Timing of Verification	Responsible for Verification	Verification of Completion	
			Date	Initials
Air Quality				
Mitigation Measure AQ-1: Construction Air Quality. During construction, the applicant or successor in interest for each individual site shall: • Limit grading to 8.1 acres per day, and limit grading and excavation to 2.2 acres per day. • Provide watering trucks on site to maintain adequate soil moisture during grading and water graded/excavated areas at least twice daily, thus minimizing dust generation. In addition, the	During construction	Development and Engineering Services Department – Plan Check Service		

EXHIBIT E

water trucks shall be used to wash down trucks and tractors, including earth loads, prior to entering public roadways. • Prohibit all grading activities whenever wind speeds exceed 15 miles per hour (mph). • Maintain a minimum of two feet for freeboard for all haul trucks. • Cover all trucks hauling dirt, sand, or loose materials. • Cover inactive storage piles. • Enforce a 15-mph speed limit for all unpaved surfaces when visible dust clouds are formed by vehicle movement. • Place gravel base near site entrances to clean tires prior to entering public roadways.				
Mitigation Measure AQ-2: MBARD Health Risk Consultation. Prior to issuance of any grading permit and/or building permit for each individual site, the applicant or successor in interest shall consult with MBARD regarding the potential need for a diesel health risk assessment (HRA). If required, the applicant or successor in interest shall prepare a diesel HRA and shall implement the measures contained therein to ensure that project-specific emissions are below MBARD's established health risk thresholds: hazard index greater than 1 for acute or chronic impacts, and cancer risk greater than 10 in one million for long-term operational emissions or 1 per 100,000 population for temporary construction-related emissions. Measures may include, but would not be limited to: • Use of diesel-fueled equipment equipped with Tier 4 (or Tier 3 if the Tier 4 standard is unavailable) USEPA engine standards. The USEPA estimates that Tier 4 engines would reduce PM emissions by approximately 90 percent compared to the USEPA Tier 2 standards (USEPA 2008). • Retrofit off-road diesel equipment with Verified Diesel Emissions Control Strategy (VDECS) like Diesel Particulate Filters (DPF). Particulate Matter level 3 VDECS can provide at least an 85 percent reduction (CARB 2015).	Prior to issuance of any grading permit and/or building permit; during construction .	Development and Engineering Services Department – Plan Check Services; MBARD		

EXHIBIT E

• Use alternatively fueled (e.g., natural gas) diesel construction equipment, including all off-road and portable diesel-powered equipment. • Use electrically driven equipment that is not powered by a portable generator set. • Limit the hours of operation for heavy-duty equipment and/or limit the quantity of heavy-duty equipment operating at the same time.				
Biological Resources				
Mitigation Measure BIO-1: Nesting Bird Surveys and Avoidance. The Project shall implement the following measures to mitigate for loss of nesting habitat of the Project in compliance with the federal Migratory Bird Treaty Act and relevant Fish and Game Codes: • Avoidance. In order to avoid impacts to nesting raptors and migratory birds, the Project will be constructed, if feasible, from September 16th and January 31st, which is outside the avian nesting season. • Preconstruction Surveys. If Project activities must occur during the nesting season (February 1-September 15), a qualified biologist will conduct preconstruction surveys for active raptor and migratory bird nests within 10 days prior to the start of these activities. The survey will include the proposed work area(s) and surrounding lands within 500 feet, where accessible, for all nesting raptors and migratory birds. If no active nests are found within the survey area, no further mitigation is required. • Establish Buffers. Should any active nests be discovered near proposed work areas, no disturbance buffers of 250 feet around active nests of non-listed bird species and 500 feet around active nests of non-listed raptors will be established. If work needs to occur within these no disturbance buffers, a qualified biologist will monitor the nest daily for one week, and thereafter once a week, throughout the duration of construction activity. Should the nature of construction activity significantly change, such that a higher level of disturbance will be generated, monitoring will occur daily for one week and then resume the once-a-week regime. If, at any time, the biologist determines that construction activity may be compromising nesting success, construction	Not more than 14 days prior to vegetation clearance.	Development and Engineering Services Department – Community Development Department		

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activity within the designated buffer will be altered or suspended until the biologist determines that the nest site is no longer susceptible to deleterious disturbance.				
Cultural Resources				
CUL-1 Historical Resources Identification and Treatment Plan Prior to permit approval for development on the Project site, a historical resources evaluation shall be completed for that individual site to confirm if existing buildings and/or structures within these sites qualify as historical resources as defined by Section 15064.5(a) of CEQA Guidelines. The evaluation shall be prepared by a qualified architectural historian or historian who meets the Secretary of the Interior's Professional Qualifications Standards (PQS) in architectural history or history. The qualified architectural historian or historian shall conduct an intensive-level evaluation in accordance with the guidelines and best practices promulgated by the State Office of Historic Preservation to identify any potential historical resources within the proposed project area. All properties 45 years of age or older shall be evaluated within their historic context and documented in a report meeting the State Office of Historic Preservation guidelines. All evaluated properties shall be documented on Department of Parks and Recreation Series 523 Forms. The report shall be submitted to the City for review and concurrence. Any relocation, rehabilitation, or alteration of the resource shall be implemented consistent with the Secretary of the Interior's Standards for the Treatments of Historic Properties (Standards). In accordance with CEQA, a project that has been determined to conform with the Standards generally would not cause a significant adverse direct or indirect impact to historical resources (14 CCR Section 15126.4[b][1]). Application of the Standards shall be overseen by a qualified architectural historian or historic architect meeting the PQS. In conjunction with any development application that may affect the historical resource, a report identifying and specifying the treatment of character-defining features and construction activities shall be provided to the City for review and concurrence, in addition to the historical resources evaluation.	Prior to permit approval.	Development and Engineering Services Department – Community Development Department		

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If significant historical resources are identified on a development site and compliance with the Standards and or avoidance is not feasible, the applicant or developer shall provide a report explaining why compliance with the Standards and or avoidance is not feasible for the City's review and approval. Site-specific mitigation measures shall be established and undertaken, including, but not limited to, documentation of the historical resource in the form of a Historic American Buildings Survey-Like report. The report shall be commissioned by the project applicant or their consultant to comply with the Secretary of the Interior's Standards for Architectural and Engineering Documentation and shall generally follow the Historic American Buildings Survey Level III requirements, including digital photographic recordation, detailed historic narrative report, and compilation of historic research. The documentation shall be completed by a qualified architectural historian or historian who meets the PQS and submitted to the City prior to issuance of any permits for demolition or alteration of the historical resource.				
Mitigation Measure CUL-2 Phase I Cultural Resources Study Prior to the issuance of any grading or construction permits for each individual site, a Phase I cultural resources study shall be performed by a qualified professional meeting the Secretary of the Interior's (SOI's) Professional Qualification Standards (PQS) for archaeology (National Park Service 1983). The Phase I cultural resources study shall include a pedestrian survey of the project site when appropriate and sufficient background research and field sampling to determine whether archaeological resources may be present. Archival research shall include a records search of the Northwest Information Center (NWIC) no more than two years old and a Sacred Lands File search with the NAHC. The Phase I technical report documenting the study shall include recommendations that shall be implemented prior to and/or during construction to avoid or reduce impacts to archaeological resources. Recommendations may include, but would not be limited to, archaeological construction monitoring, sensitivity training, or additional testing and mitigation (outlined in Mitigation Measures CUL-3 through CUL-7). The report shall be submitted to the City for review and approval prior to the issuance of any grading or construction permits. The City shall include recommendations in the	Prior to issuance of grading or construction permits.	Development and Engineering Services Department – Community Development Department		

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Phase I technical report as Conditions of Approval to be implemented throughout all ground disturbance activities. The final report shall be submitted to the NWIC.				
Mitigation Measure CUL-3 Extended Phase I Testing If recommended by the Phase I study for each individual site (Mitigation Measure CUL-2), the project applicant shall retain a qualified archaeologist to conduct an Extended Phase I (XPI) study to determine the presence/absence and extent of archaeological resources on the project site. XPI testing shall include a series of shovel test pits and/or hand augured units and/or mechanical trenching to establish the boundaries of archaeological site(s) on the project site. If the boundaries of the archaeological site are already well understood from previous archaeological work, an XPI will not be required. All archaeological excavation shall be conducted by a qualified archaeologist(s) under the direction of a principal investigator meeting the SOI's PQS for archaeology (National Park Service 1983). If an XPI report is prepared, it shall be submitted to the City for review and approval prior to the issuance of a grading or construction permit. Recommendations therein shall be implemented for all ground disturbance activities. Recommendations may include, but would not be limited to, site avoidance, Phase II Site Evaluation, Cultural Resources Monitoring, and/or measures for unanticipated discoveries (outlined in Mitigation Measures CUL-4, CUL-5, CUL-7, and CUL-8). The final report shall be submitted to the NWIC.	Prior to the issuance of a grading or construction permit.	Development and Engineering Services Department – Community Development Department		
Mitigation Measure CUL-4 Archaeological Site Avoidance Any identified archaeological sites (determined after implementing Mitigation Measures CUL-2 and/or CUL-3) or archaeological resources encountered during ground-disturbing activities shall be avoided by project-related construction activities, where feasible. A barrier (temporary fencing) and flagging shall be placed between the work location and any resources within 60 feet of a work location to minimize the potential for inadvertent impacts. If the resource cannot be avoided, Mitigation Measure CUL-5 shall be implemented.	During construction	Development and Engineering Services Department – Community Development Department		

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Mitigation Measure CUL-5 Phase II Site Evaluation If the results of any Phase I and/or XPI for each individual site (Mitigation Measures CUL-2 and/or CUL-3) indicate the presence of archaeological resources that cannot be avoided by the project (Mitigation Measure CUL-4) and that have not been adequately evaluated for the NRHP or CRHR listing at the project site, the qualified archaeologist shall conduct a Phase II investigation to determine if intact deposits remain and if they may be eligible for the CRHR or qualify as unique archaeological resources. If the archaeological resource(s) of concern are Native American in origin, the qualified archaeologist shall confer with the City and local California Native American tribe(s). A Phase I evaluation shall include any necessary archival research to identify significant historical associations and mapping of surface artifacts, collection of functionally or temporally diagnostic tools and debris, and excavation of a sample of the cultural deposit. The sample excavation would be carried out to characterize the nature of the site(s), define the artifact and feature contents, determine horizontal and vertical boundaries, and retrieve representative samples of artifacts and other remains. If the archaeologist and, if applicable, a Native American monitor or other interested tribal representative determine it is appropriate, cultural materials collected from the site shall be processed and analyzed in a laboratory according to standard archaeological procedures. The age of the materials shall be determined using radiocarbon dating and/or other appropriate procedures; lithic artifacts, faunal remains, and other cultural materials shall be identified and analyzed according to current professional standards. The significance of the site(s) shall be evaluated according to the criteria of the CRHR and if applicable, NRHP. The results of the investigations shall be presented in a technical report following the standards of the California Office of Historic Preservation publication "Archaeological Resource Management Reports: Recommended Content and Format (1990 or latest edition)." Recommendations in the Phase II report shall be implemented for all ground disturbance activities. Recommendations may include, but would not be limited to, Phase III Data Recovery, Cultural Resources Monitoring, and/or measures	During construction	Development and Engineering Services Department – Community Development Department		
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for unanticipated discoveries (outlined in Mitigation Measures CUL-6 through CUL-8). The report shall be submitted to the City for review and approval prior to the issuance of any grading or construction permits. The final report shall be submitted to the NWIC.				
Mitigation Measure CUL-6 Phase III Data Recovery Should the results of the Phase II site evaluation for each individual site (Mitigation Measure CUL-5) yield resources that meet CRHR significance standards and if the resource cannot be avoided by project construction in accordance with CUL-4, the project applicant shall ensure that all feasible recommendations for mitigation of archaeological impacts are incorporated into the final design and approved by the City prior to construction. Any necessary Phase III data recovery excavation, conducted to exhaust the data potential of significant archaeological sites, shall be carried out by a qualified archaeologist meeting the SOI's PQS for archeology (National Park Service 1983). Data recovery shall be conducted in accordance with a research design reviewed and approved by the City, prepared in advance of fieldwork, and using the appropriate archaeological field and laboratory methods consistent with the California Office of Historic Preservation Planning Bulletin 5 (1991), Guidelines for Archaeological Research Design, or the latest edition thereof. If the archaeological resource(s) of concern are Native American in origin, the qualified archaeologist shall confer with the City and local California Native American tribe(s). As applicable, the final Phase III Data Recovery reports shall be submitted to the City prior to issuance of any grading or construction permit. Recommendations contained therein shall be implemented throughout all ground disturbance activities. Recommendations may include, but would not be limited to, Cultural Resources Monitoring, and/or measures for unanticipated discoveries (outlined in Mitigation Measures CUL-7 and CUL-8). The final report shall be submitted to the NWIC upon completion.	During construction .	Development and Engineering Services Department – Community Development Department		
Mitigation Measure CUL-7 Cultural Resources Monitoring If recommended by Phase I, XPI, Phase II, or Phase III studies for each individual site (Mitigation Measures CUL-2, CUL-3, CUL-5, and/or CUL-6), the project applicant shall retain a qualified archaeologist to monitor project-	During construction .	Development and Engineering Services Department –		

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related, ground-disturbing activities which may include the following but not limited to: grubbing, vegetation removal, trenching, grading, and/or excavations. The archaeological monitor shall coordinate with any Native American monitor as required. Monitoring logs must be completed by the archaeologist daily. Cultural resources monitoring may be reduced for the project if the qualified archaeologist finds it appropriate to reduce the monitoring efforts. Upon completion of ground disturbance for the project, a final report must be submitted to the City for review and approval documenting the monitoring efforts, cultural resources find, and resource disposition. The final report shall be submitted to the NWIC.		Community Development Department		
Mitigation Measure CUL-8 Unanticipated Discovery of Cultural Resources If archaeological resources are encountered during ground-disturbing activities, work within 50 feet shall be halted and the project archaeologist meeting the SOI's PQS for archeology (National Park Service 1983) shall immediately to evaluate the find pursuant to Public Resources Code Section 21083.2. If necessary, the evaluation may require preparation of a treatment plan and archaeological testing for CRHR eligibility. If the discovery proves to be significant under CEQA and cannot be avoided by the project, additional work may be warranted, such as data recovery excavation, to mitigate any significant impacts to significant resources. If the resource is of Native American origin, implementation of Mitigation Measures TCR-1 may be required. Any reports required to document and/or evaluate unanticipated discoveries shall be submitted to the City for review and approval and submitted to the NWIC after completion. Recommendations contained therein shall be implemented throughout the remainder of ground disturbance activities.	During construction	Development and Engineering Services Department – Community Development Department		
Greenhouse Gas Emissions				
Mitigation Measure GHG-1: Future development shall install EV charging infrastructure according to the most ambitious voluntary standard in the California Green Building Standards Code at the time of project approval.	Prior to permit approval.	Development and Engineering Services Department – Community		

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		Development Department		
Mitigation Measure GHG-2: Future development shall provide no more parking spaces than the off-street parking requirements established in the City of Salinas Municipal Code. Alternatively, multi-family residential development can choose to unbundle parking costs with costs to rent or own a residential unit instead of meeting the maximum off-parking requirement.	Prior to permit approval.	Development and Engineering Services Department – Community Development Department		
Hydrology and Water Quality				
Mitigation Measure HYD-1: Future Development projects on the subject site that would demand an amount of water equivalent to, or greater than, the amount of water required by a 500-dwelling unit project are required to prepare a Water Supply Assessment.	Prior to permit approval.	Development and Engineering Services Department – Community Development Department		
Noise				
Mitigation Measure NOI-1: Prior to ground disturbing activities, the City of Salinas shall ensure the following with the Project proponent: • Construction equipment, fixed or mobile, shall be outfitted with properly operating and maintained mufflers. • Construction noise reduction methods such as shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas, and using electric air compressors and similar power tools rather than diesel equipment shall be used. • During construction, stationary construction equipment shall be located so that emitted noise is directed away from or shielded from sensitive noise receivers.	During construction	Development and Engineering Services Department – Community Development Department.		

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Mitigation Measure NOI-2: The use of heavy construction equipment within 25 feet of existing structures shall be prohibited.	During construction	Development and Engineering Services Department – Community Development Department.		
Transportation				
Mitigation Measure TRANS-1: To maintain safety standards at all intersections and roadway segments pursuant to implementation actions identified in the Vision Zero Action Plan, a traffic impact study shall be required for all development projects anticipated to generate 110 or more new daily vehicle trips within the Project Area, unless not required by the City. Depending on the results of this study, future developments may be required to construct or contribute to street safety improvements to meet the demand generated by the project. Improvements shall be in accordance with the City of Salinas' Vision Zero Action Plan (i.e. pedestrian-activated crosswalk warning beacon, high visibility crosswalks, pedestrian hybrid beacon, reduced parking at intersection, intersection control, raised median and street trees, protected bike lanes, and lane reduction). These improvements shall be required as conditions of approval.	Prior to permit approval.	Development and Engineering Services Department – Traffic Engineering and Plan Check Services		
Tribal Cultural Resources				
Mitigation Measure TCR-1 Inadvertent Discoveries During Construction In the event that cultural resources of Native American origin are identified during grading or construction, all earth disturbing work within the vicinity of the find shall be temporarily suspended or redirected until a qualified archaeologist has evaluated the nature and significance of the find; an appropriate Native American representative, based on the nature of the find, is consulted; and mitigation measures are put in place for the disposition and protection of any find pursuant to Public Resources Code Section 21083.2. If the City, in consultation with local Native Americans, determines that the resource is a tribal cultural resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with state guidelines and in	During construction	Development and Engineering Services Department – Community Development Department.		

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consultation with local Native American group(s) prior to continuation of any earth disturbing work within the vicinity of the find. The plan shall include avoidance of the resource or, if avoidance of the resource is infeasible, shall outline the appropriate treatment of the resource in coordination with the appropriate local Native American tribal representative and, if applicable, a qualified archaeologist. Examples of appropriate mitigation for tribal cultural resources include, but are not limited to, protecting the cultural character and integrity of the resource, protecting traditional use of the resource, protecting the confidentiality of the resource, or heritage recovery.				
Utilities and Service Systems				
Mitigation Measure UTL-1: New development generating wastewater flows that results in a downstream exceedance of 0.75 d/D shall construct system upgrades for those found to be insufficient in capacity per the requirements of the Public Works Department. The flow shall be verified through a sewer modeling program during the planning and design phase, prior to entitlement approval. The model shall evaluate pipeline capacity, flow velocity, and maximum d/D ratio for normal, dry, and wet weather conditions.	Prior to permit approval.	Development and Engineering Services Department		

**SEARS (NORTHRIDGE MALL)
MITIGATION MONITORING AND REPORTING PROGRAM
APN 253-201-054-000 (8.41-ACRE PORTION)**

(GENERAL PLAN AMENDMENT 2022-002 AND REZONE 2022-002)

Mitigation Measures	Timing of Verification	Responsible for Verification	Verification of Completion	
			Date	Initials
Air Quality				
Mitigation Measure AQ-1: Construction Air Quality. During construction, the applicant or successor in interest for each individual site shall: • Limit grading to 8.1 acres per day, and limit grading and excavation to 2.2 acres per day. • Provide watering trucks on site to maintain adequate soil moisture during grading and water graded/excavated areas at least twice daily, thus minimizing dust generation. In addition, the water trucks shall be used to wash down trucks and tractors, including earth loads, prior to entering public roadways. • Prohibit all grading activities whenever wind speeds exceed 15 miles per hour (mph). • Maintain a minimum of two feet for freeboard for all haul trucks. • Cover all trucks hauling dirt, sand, or loose materials. • Cover inactive storage piles. • Enforce a 15-mph speed limit for all unpaved surfaces when visible dust clouds are formed by vehicle movement. • Place gravel base near site entrances to clean tires prior to entering public roadways.	During construction	Development and Engineering Services Department – Plan Check Service		
Mitigation Measure AQ-2: MBARD Health Risk Consultation. Prior to issuance of any grading permit and/or building permit for each individual site, the applicant or successor in interest shall consult with MBARD regarding the potential need for a diesel health risk assessment (HRA). If required, the applicant or successor in interest shall prepare a diesel HRA and shall implement the measures contained therein to ensure that project-specific	Prior to issuance of any grading permit and/or building	Development and Engineering Services Department – Plan Check Services; MBARD		

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emissions are below MBARD's established health risk thresholds: hazard index greater than 1 for acute or chronic impacts, and cancer risk greater than 10 in one million for long-term operational emissions or 1 per 100,000 population for temporary construction-related emissions. Measures may include, but would not be limited to: • Use of diesel-fueled equipment equipped with Tier 4 (or Tier 3 if the Tier 4 standard is unavailable) USEPA engine standards. The USEPA estimates that Tier 4 engines would reduce PM emissions by approximately 90 percent compared to the USEPA Tier 2 standards (USEPA 2008). • Retrofit off-road diesel equipment with Verified Diesel Emissions Control Strategy (VDECS) like Diesel Particulate Filters (DPF). Particulate Matter level 3 VDECS can provide at least an 85 percent reduction (CARB 2015). • Use alternatively fueled (e.g., natural gas) diesel construction equipment, including all off-road and portable diesel-powered equipment. • Use electrically driven equipment that is not powered by a portable generator set. • Limit the hours of operation for heavy-duty equipment and/or limit the quantity of heavy-duty equipment operating at the same time.	permit; during construction .			
Biological Resources				
Mitigation Measure BIO-1: Nesting Bird Surveys and Avoidance. The Project shall implement the following measures to mitigate for loss of nesting habitat of the Project in compliance with the federal Migratory Bird Treaty Act and relevant Fish and Game Codes: • Avoidance. In order to avoid impacts to nesting raptors and migratory birds, the Project will be constructed, if feasible, from September 16th and January 31st, which is outside the avian nesting season. • Preconstruction Surveys. If Project activities must occur during the nesting season (February 1-September 15), a qualified biologist will conduct preconstruction surveys for active raptor and migratory bird nests within 10 days prior to the start of these activities. The survey will	Not more than 14 days prior to vegetation clearance.	Development and Engineering Services Department – Community Development Department		

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include the proposed work area(s) and surrounding lands within 500 feet, where accessible, for all nesting raptors and migratory birds. If no active nests are found within the survey area, no further mitigation is required. • Establish Buffers. Should any active nests be discovered near proposed work areas, no disturbance buffers of 250 feet around active nests of non-listed bird species and 500 feet around active nests of non-listed raptors will be established. If work needs to occur within these no disturbance buffers, a qualified biologist will monitor the nest daily for one week, and thereafter once a week, throughout the duration of construction activity. Should the nature of construction activity significantly change, such that a higher level of disturbance will be generated, monitoring will occur daily for one week and then resume the once-a-week regime. If, at any time, the biologist determines that construction activity may be compromising nesting success, construction activity within the designated buffer will be altered or suspended until the biologist determines that the nest site is no longer susceptible to deleterious disturbance.				
Cultural Resources				
CUL-1 Historical Resources Identification and Treatment Plan Prior to permit approval for development on the Project site, a historical resources evaluation shall be completed for that individual site to confirm if existing buildings and/or structures within these sites qualify as historical resources as defined by Section 15064.5(a) of CEQA Guidelines. The evaluation shall be prepared by a qualified architectural historian or historian who meets the Secretary of the Interior's Professional Qualifications Standards (PQS) in architectural history or history. The qualified architectural historian or historian shall conduct an intensive-level evaluation in accordance with the guidelines and best practices promulgated by the State Office of Historic Preservation to identify any potential historical resources within the proposed project area. All properties 45 years of age or older shall be evaluated within their historic context and documented in a report meeting the State Office of Historic Preservation guidelines. All evaluated properties shall be documented	Prior to permit approval.	Development and Engineering Services Department – Community Development Department		

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on Department of Parks and Recreation Series 523 Forms. The report shall be submitted to the City for review and concurrence. Any relocation, rehabilitation, or alteration of the resource shall be implemented consistent with the Secretary of the Interior's Standards for the Treatments of Historic Properties (Standards). In accordance with CEQA, a project that has been determined to conform with the Standards generally would not cause a significant adverse direct or indirect impact to historical resources (14 CCR Section 15126.4[b][1]). Application of the Standards shall be overseen by a qualified architectural historian or historic architect meeting the PQS. In conjunction with any development application that may affect the historical resource, a report identifying and specifying the treatment of character-defining features and construction activities shall be provided to the City for review and concurrence, in addition to the historical resources evaluation. If significant historical resources are identified on a development site and compliance with the Standards and or avoidance is not feasible, the applicant or developer shall provide a report explaining why compliance with the Standards and or avoidance is not feasible for the City's review and approval. Site-specific mitigation measures shall be established and undertaken, including, but not limited to, documentation of the historical resource in the form of a Historic American Buildings Survey-Like report. The report shall be commissioned by the project applicant or their consultant to comply with the Secretary of the Interior's Standards for Architectural and Engineering Documentation and shall generally follow the Historic American Buildings Survey Level III requirements, including digital photographic recordation, detailed historic narrative report, and compilation of historic research. The documentation shall be completed by a qualified architectural historian or historian who meets the PQS and submitted to the City prior to issuance of any permits for demolition or alteration of the historical resource.				
Mitigation Measure CUL-2 Phase I Cultural Resources Study Prior to the issuance of any grading or construction permits for each individual site, a Phase I cultural resources study shall be performed by a qualified professional meeting the Secretary of the Interior's (SOI's) Professional	Prior to issuance of grading or	Development and Engineering Services Department –		

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Qualification Standards (PQS) for archaeology (National Park Service 1983). The Phase I cultural resources study shall include a pedestrian survey of the project site when appropriate and sufficient background research and field sampling to determine whether archaeological resources may be present. Archival research shall include a records search of the Northwest Information Center (NWIC) no more than two years old and a Sacred Lands File search with the NAHC. The Phase I technical report documenting the study shall include recommendations that shall be implemented prior to and/or during construction to avoid or reduce impacts to archaeological resources. Recommendations may include, but would not be limited to, archaeological construction monitoring, sensitivity training, or additional testing and mitigation (outlined in Mitigation Measures CUL-3 through CUL-7). The report shall be submitted to the City for review and approval prior to the issuance of any grading or construction permits. The City shall include recommendations in the Phase I technical report as Conditions of Approval to be implemented throughout all ground disturbance activities. The final report shall be submitted to the NWIC.	construction permits.	Community Development Department		
Mitigation Measure CUL-3 Extended Phase I Testing If recommended by the Phase I study for each individual site (Mitigation Measure CUL-2), the project applicant shall retain a qualified archaeologist to conduct an Extended Phase I (XPI) study to determine the presence/absence and extent of archaeological resources on the project site. XPI testing shall include a series of shovel test pits and/or hand augured units and/or mechanical trenching to establish the boundaries of archaeological site(s) on the project site. If the boundaries of the archaeological site are already well understood from previous archaeological work, an XPI will not be required. All archaeological excavation shall be conducted by a qualified archaeologist(s) under the direction of a principal investigator meeting the SOI's PQS for archaeology (National Park Service 1983). If an XPI report is prepared, it shall be submitted to the City for review and approval prior to the issuance of a grading or construction permit. Recommendations therein shall be implemented for all ground disturbance activities. Recommendations may include, but would not be limited to, site avoidance, Phase II Site Evaluation,	Prior to the issuance of a grading or construction permit.	Development and Engineering Services Department – Community Development Department		

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Cultural Resources Monitoring, and/or measures for unanticipated discoveries (outlined in Mitigation Measures CUL-4, CUL-5, CUL-7, and CUL-8). The final report shall be submitted to the NWIC.				
Mitigation Measure CUL-4 Archaeological Site Avoidance Any identified archaeological sites (determined after implementing Mitigation Measures CUL-2 and/or CUL-3) or archaeological resources encountered during ground-disturbing activities shall be avoided by project-related construction activities, where feasible. A barrier (temporary fencing) and flagging shall be placed between the work location and any resources within 60 feet of a work location to minimize the potential for inadvertent impacts. If the resource cannot be avoided, Mitigation Measure CUL-5 shall be implemented.	During construction	Development and Engineering Services Department – Community Development Department		
Mitigation Measure CUL-5 Phase II Site Evaluation If the results of any Phase I and/or XPI for each individual site (Mitigation Measures CUL-2 and/or CUL-3) indicate the presence of archaeological resources that cannot be avoided by the project (Mitigation Measure CUL-4) and that have not been adequately evaluated for the NRHP or CRHR listing at the project site, the qualified archaeologist shall conduct a Phase II investigation to determine if intact deposits remain and if they may be eligible for the CRHR or qualify as unique archaeological resources. If the archaeological resource(s) of concern are Native American in origin, the qualified archaeologist shall confer with the City and local California Native American tribe(s). A Phase I evaluation shall include any necessary archival research to identify significant historical associations and mapping of surface artifacts, collection of functionally or temporally diagnostic tools and debris, and excavation of a sample of the cultural deposit. The sample excavation would be carried out to characterize the nature of the site(s), define the artifact and feature contents, determine horizontal and vertical boundaries, and retrieve representative samples of artifacts and other remains. If the archaeologist and, if applicable, a Native American monitor or other interested tribal representative determine it is appropriate, cultural materials collected from the site shall be processed and analyzed in a laboratory	During construction	Development and Engineering Services Department – Community Development Department		

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according to standard archaeological procedures. The age of the materials shall be determined using radiocarbon dating and/or other appropriate procedures; lithic artifacts, faunal remains, and other cultural materials shall be identified and analyzed according to current professional standards. The significance of the site(s) shall be evaluated according to the criteria of the CRHR and if applicable, NRHP. The results of the investigations shall be presented in a technical report following the standards of the California Office of Historic Preservation publication "Archaeological Resource Management Reports: Recommended Content and Format (1990 or latest edition)." Recommendations in the Phase II report shall be implemented for all ground disturbance activities. Recommendations may include, but would not be limited to, Phase III Data Recovery, Cultural Resources Monitoring, and/or measures for unanticipated discoveries (outlined in Mitigation Measures CUL-6 through CUL-8). The report shall be submitted to the City for review and approval prior to the issuance of any grading or construction permits. The final report shall be submitted to the NWIC.				
Mitigation Measure CUL-6 Phase III Data Recovery Should the results of the Phase II site evaluation for each individual site (Mitigation Measure CUL-5) yield resources that meet CRHR significance standards and if the resource cannot be avoided by project construction in accordance with CUL-4, the project applicant shall ensure that all feasible recommendations for mitigation of archaeological impacts are incorporated into the final design and approved by the City prior to construction. Any necessary Phase III data recovery excavation, conducted to exhaust the data potential of significant archaeological sites, shall be carried out by a qualified archaeologist meeting the SOI's PQS for archeology (National Park Service 1983). Data recovery shall be conducted in accordance with a research design reviewed and approved by the City, prepared in advance of fieldwork, and using the appropriate archaeological field and laboratory methods consistent with the California Office of Historic Preservation Planning Bulletin 5 (1991), Guidelines for Archaeological Research Design, or the latest edition thereof. If the archaeological resource(s) of concern are Native American in origin, the	During construction	Development and Engineering Services Department – Community Development Department		

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qualified archaeologist shall confer with the City and local California Native American tribe(s). As applicable, the final Phase III Data Recovery reports shall be submitted to the City prior to issuance of any grading or construction permit. Recommendations contained therein shall be implemented throughout all ground disturbance activities. Recommendations may include, but would not be limited to, Cultural Resources Monitoring, and/or measures for unanticipated discoveries (outlined in Mitigation Measures CUL-7 and CUL-8). The final report shall be submitted to the NWIC upon completion.				
Mitigation Measure CUL-7 Cultural Resources Monitoring If recommended by Phase I, XPI, Phase II, or Phase III studies for each individual site (Mitigation Measures CUL-2, CUL-3, CUL-5, and/or CUL-6), the project applicant shall retain a qualified archaeologist to monitor project-related, ground-disturbing activities which may include the following but not limited to: grubbing, vegetation removal, trenching, grading, and/or excavations. The archaeological monitor shall coordinate with any Native American monitor as required. Monitoring logs must be completed by the archaeologist daily. Cultural resources monitoring may be reduced for the project if the qualified archaeologist finds it appropriate to reduce the monitoring efforts. Upon completion of ground disturbance for the project, a final report must be submitted to the City for review and approval documenting the monitoring efforts, cultural resources find, and resource disposition. The final report shall be submitted to the NWIC.	During construction	Development and Engineering Services Department – Community Development Department		
Mitigation Measure CUL-8 Unanticipated Discovery of Cultural Resources If archaeological resources are encountered during ground-disturbing activities, work within 50 feet shall be halted and the project archaeologist meeting the SOI's PQS for archeology (National Park Service 1983) shall immediately to evaluate the find pursuant to Public Resources Code Section 21083.2. If necessary, the evaluation may require preparation of a treatment plan and archaeological testing for CRHR eligibility. If the discovery proves to be significant under CEQA and cannot be avoided by the project, additional work may be warranted, such as data recovery excavation, to mitigate any significant impacts to significant resources. If the resource is of Native	During construction	Development and Engineering Services Department – Community Development Department		

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American origin, implementation of Mitigation Measures TCR-1 may be required. Any reports required to document and/or evaluate unanticipated discoveries shall be submitted to the City for review and approval and submitted to the NWIC after completion. Recommendations contained therein shall be implemented throughout the remainder of ground disturbance activities.				
Greenhouse Gas Emissions				
Mitigation Measure GHG-1: Future development shall install EV charging infrastructure according to the most ambitious voluntary standard in the California Green Building Standards Code at the time of project approval.	Prior to permit approval.	Development and Engineering Services Department – Community Development Department		
Mitigation Measure GHG-2: Future development shall provide no more parking spaces than the off-street parking requirements established in the City of Salinas Municipal Code. Alternatively, multi-family residential development can choose to unbundle parking costs with costs to rent or own a residential unit instead of meeting the maximum off-parking requirement.	Prior to permit approval.	Development and Engineering Services Department – Community Development Department		
Noise				
Mitigation Measure NOI-1: Prior to ground disturbing activities, the City of Salinas shall ensure the following with the Project proponent: - Construction equipment, fixed or mobile, shall be outfitted with properly operating and maintained mufflers. - Construction noise reduction methods such as shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas, and using electric air compressors and similar power tools rather than diesel equipment shall be used.	During construction .	Development and Engineering Services Department – Community Development Department.		

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During construction, stationary construction equipment shall be located so that emitted noise is directed away from or shielded from sensitive noise receivers.				
Mitigation Measure NOI-2: The use of heavy construction equipment within 25 feet of existing structures shall be prohibited.	During construction	Development and Engineering Services Department – Community Development Department.		
Transportation				
Mitigation Measure TRANS-1: To maintain safety standards at all intersections and roadway segments pursuant to implementation actions identified in the Vision Zero Action Plan, a traffic impact study shall be required for all development projects anticipated to generate 110 or more new daily vehicle trips within the Project Area, unless not required by the City. Depending on the results of this study, future developments may be required to construct or contribute to street safety improvements to meet the demand generated by the project. Improvements shall be in accordance with the City of Salinas' Vision Zero Action Plan (i.e. pedestrian-activated crosswalk warning beacon, high visibility crosswalks, pedestrian hybrid beacon, reduced parking at intersection, intersection control, raised median and street trees, protected bike lanes, and lane reduction). These improvements shall be required as conditions of approval.	Prior to permit approval.	Development and Engineering Services Department – Traffic Engineering and Plan Check Services		
Tribal Cultural Resources				
Mitigation Measure TCR-1 Inadvertent Discoveries During Construction In the event that cultural resources of Native American origin are identified during grading or construction, all earth disturbing work within the vicinity of the find shall be temporarily suspended or redirected until a qualified archaeologist has evaluated the nature and significance of the find; an appropriate Native American representative, based on the nature of the find, is consulted; and mitigation measures are put in place for the disposition and protection of any find pursuant to Public Resources Code Section 21083.2. If the City, in	During construction	Development and Engineering Services Department – Community Development Department.		

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consultation with local Native Americans, determines that the resource is a tribal cultural resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with state guidelines and in consultation with local Native American group(s) prior to continuation of any earth disturbing work within the vicinity of the find. The plan shall include avoidance of the resource or, if avoidance of the resource is infeasible, shall outline the appropriate treatment of the resource in coordination with the appropriate local Native American tribal representative and, if applicable, a qualified archaeologist. Examples of appropriate mitigation for tribal cultural resources include, but are not limited to, protecting the cultural character and integrity of the resource, protecting traditional use of the resource, protecting the confidentiality of the resource, or heritage recovery.				
Utilities and Service Systems				
Mitigation Measure UTL-1: New development generating wastewater flows that results in a downstream exceedance of 0.75 d/D shall construct system upgrades for those found to be insufficient in capacity per the requirements of the Public Works Department. The flow shall be verified through a sewer modeling program during the planning and design phase, prior to entitlement approval. The model shall evaluate pipeline capacity, flow velocity, and maximum d/D ratio for normal, dry, and wet weather conditions.	Prior to permit approval.	Development and Engineering Services Department		