

Exhibit "B"

MITIGATION MONITORING PROGRAM

CITY OF SALINAS ECONOMIC DEVELOPMENT ELEMENT PROGRAM EIR

PREPARED FOR

City of Salinas

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November 8, 2017

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CITY OF SALINAS ECONOMIC DEVELOPMENT ELEMENT PROGRAM EIR – MITIGATION MONITORING AND REPORTING PROGRAM

INTRODUCTION

CEQA Guidelines section 15097 requires public agencies to adopt reporting or monitoring programs when they approve projects subject to an environmental impact report or a negative declaration that includes mitigation measures to avoid significant adverse environmental effects. The reporting or monitoring program is to be designed to ensure compliance with conditions of project approval during implementation of the project (or projects in the case of a program EIR to which the mitigation measures apply). The purpose is to avoid significant adverse environmental effects.

The law was passed in response to historic non-implementation of mitigation measures presented in environmental documents and subsequently adopted as conditions of project approval. In addition, monitoring ensure that mitigation measures are implemented and thereby provides a mechanism to evaluate the effectiveness of mitigation measures.

A definitive set of project conditions would include enough detailed information and enforcement procedures to ensure the measure's compliance. This monitoring program is designed to provide a mechanism to ensure that mitigation measures and subsequent conditions of project approval are required for future individual development projects that implement the City of Salinas Economic Development Element.

MONITORING PROGRAM

The mitigation measures included in the City of Salinas Economic Development Element Final Program EIR are the basis for this monitoring program. The mitigation measures are designed to eliminate or reduce significant adverse environmental effects to less-than-significant levels. The mitigation measures will become conditions of approval for future individual development projects proposed within the Target Areas identified in the program EIR. Acting as the lead agency, the City will conduct a CEQA compliance process for each future individual development project at the time each is proposed. Mitigation measures identified in the City's 2002 General Plan Final Program EIR and in the City's 2007 Final Supplement for the General Plan Final Program EIR also apply and are incorporated herein by reference.

The attached monitoring checklist contains all mitigation measures in the City of Salinas Economic Development Element Final Program EIR. In cases where a particular mitigation measure identifies implementation stage timing options or is to be implemented over more than one timing stage, the mitigation measure is placed under each implementation timing stage. The text of the mitigation which applies to that particular stage is highlighted in boldface font.

MONITORING IMPLEMENTATION STAGES

The following implementation timing stages are identified in the monitoring checklist. Mitigation measures are placed under the respective stage at which they are to be implemented.

- During CEQA Process for Future Individual Development Projects within the Target Areas;
- During the Development Review Process for Future Individual Development Projects within the Target Areas;
- Prior to Approval of Future Individual Development Projects within the Target Areas;
- Prior to Issuance of a Grading Permit for Future Individual Development Projects within the Target Areas;
- Prior to the Removal of On-Site Trees or Existing Structures for Future Individual Development Projects within the Target Areas;
- Prior to the Issuance of a Building Permit for Future Individual Development Projects within the Target Areas; and
- During Construction of Future Individual Development Projects within the Target Areas.

MONITORING PROGRAM PROCEDURES

The City of Salinas shall use the attached mitigation monitoring list for the proposed project. The monitoring program should be implemented as follows:

1. The City of Salinas is responsible for coordinating the monitoring program, including the monitoring list. The City of Salinas is responsible for completing the monitoring list in association with each individual future development project and for distributing the list to the responsible individuals or agencies for their use in monitoring the mitigation measures for such projects.
2. Each responsible individual or agency will then be responsible for determining whether the mitigation measures contained in the monitoring list have been complied with for each future individual development project. Once all mitigation measures have been complied with, the responsible individual or agency should submit a copy of the monitoring list to the City of Salinas to be placed in the project file. If the mitigation measures have not been complied with, the monitoring list should not be returned to the City of Salinas.
3. The City of Salinas will review the list to ensure that mitigation measures included in the monitoring list have been complied with at the appropriate time.
4. If a responsible individual or agency determines that a non-compliance event has occurred, a written notice should be delivered by certified mail to the City of Salinas within 10 calendar days, describing the non-compliance and requiring compliance within a specified period of time. If non-compliance still exists at the expiration of the specified period, construction may be halted and fines may be imposed at the discretion of the City of Salinas.

PROGRAM EIR

MITIGATION MONITORING AND REPORTING PROGRAM

In addition to the mitigation measures listed below, the mitigation measures identified in the City's 2002 General Plan Final EIR and the Final Supplement to the 2007 General Plan Final Program EIR apply to individual future projects proposed within the Target Areas and are incorporated by reference.

During the CEQA Process for Future Individual Development Projects within the Target Areas

BIO-1. To protect Congdon's tarplant, the presence/absence of Congdon's tarplant in all annual grassland and ruderal habitats within any Target Area shall be determined during subsequent CEQA processes for individual projects. A qualified biologist shall conduct a focused botanical survey for this species in accordance with current California Department of Fish and Wildlife and California Native Plant Society rare plant survey protocols during its peak blooming period (typically August to September). If the survey concludes that the species is not present, then no further mitigation is required. If this species occurs within any of the Target Areas and would be impacted by development, then appropriate mitigation shall be developed and implemented.

Mitigation shall include, but not be limited to, project developers contracting with a qualified biologist or native plant specialist to collect seed from the annual Congdon's tarplant individuals within the impact area prior to initiation of ground disturbance activities. Project developers and the City Community Development Department shall oversee selection of an appropriate mitigation area, preferably within the boundary of the individual project site, or in the vicinity, that would not be disturbed in the future. Collected seed shall be installed at the mitigation area at the optimal time. Topsoil from the occurrence location shall be salvaged (where practical) for use in the mitigation area. A qualified biologist shall develop a project-specific Habitat Management Plan which details methods for Congdon's tarplant seed collection from the impact area, preparation of the mitigation area, and seed installation at the mitigation area. In accordance with the General Plan, the Habitat Management Plan shall include basic maintenance measures and defined performance standards to manage the rare plant occurrence for its long-term protection and persistence at the mitigation area.

Individual developers of projects within the Target Areas will be responsible for implementation of this mitigation measure with oversight by the City Community

Development Department as needed. Compliance with this measure shall be documented and submitted to the City as part of the CEQA process for individual projects.

Implementation of mitigation measure BIO-1 will ensure that potential impacts to special-status Congdon's tarplant are mitigated to a less-than-significant level by requiring a determination of whether the species is present and if so, requiring implementation of measures and defined performance standards to collect seed and replant in a mitigation site. With implementation of this mitigation measure, the proposed project would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. Therefore, this impact is less than significant with mitigation incorporated.

Party Responsible for Implementation: **Individual Developers**

Party Responsible for Monitoring: **City of Salinas**

☐ Implementation Complete

Monitoring Notes and Status:

BIO-2. To avoid possible impacts to California red-legged frog and California tiger salamander, the drainages within Target Area V and the agricultural areas within Target Areas F, K, or V shall be evaluated **during the subsequent CEQA process** to determine if suitable aquatic breeding and/or upland aestivation habitat is present.

If no aquatic breeding or upland aestivation habitat is present, but development within the Target Areas or proposed within areas that could be traversed by wandering frogs or salamanders, initial site clearing and grading shall be conducted and completed only during the dry season, which typically extends from April 15 to November 15. Site clearing and grading shall halt if significant rainfall, defined as greater than 0.5-inch per 24 hours within a local watershed, is either forecasted or observed to avoid environmental conditions when California red-legged frog or California tiger salamander would have the potential to be active.

A biologist qualified to assess and monitor California red-legged frog and/or California tiger salamander shall be approved by the City prior to the start of construction activities.

The biologist shall conduct preconstruction surveys, training sessions, and construction monitoring and reporting, if needed.

Before construction activities begin, the qualified biologist shall conduct a training session for all construction personnel. At a minimum, the training shall include a description of California red-legged frog and California tiger salamander and their habitats, the measures that are being implemented to conserve California red-legged frog and California tiger salamander as they relate to the project (contained herein), and the boundaries within which the project occurs. Informational handouts with photographs clearly illustrating the species' appearances shall be used in the training session. All new construction personnel shall undergo this mandatory environmental awareness training.

The contractor shall avoid the use of monofilament netting including in temporary and permanent erosion control materials (fiber rolls and blankets).

If proposed construction activities may result in the "take" (harass, harm, pursue, wound, kill, trap, or capture) of California red-legged frog or California tiger salamander, the project proponent shall obtain state and federal Incidental Take Permits, and comply with all stipulated conditions to protect special-status amphibians (including, but not limited to those identified above) and compensate for the permanent loss of California tiger salamander and/or California red-legged frog breeding or upland habitat. To compensate for the permanent loss of habitat, the applicant would be required to preserve or purchase in-kind habitat that is known to provide breeding and/or upland habitat for California tiger salamander and/or California red-legged frog. Compensatory mitigation may be accomplished through one of the following options:

- Establishing a conservation easement on site or off site in a suitable Monterey County location and providing a non-wasting endowment for management and monitoring of the property in perpetuity. Lands placed in a conservation easement must be documented to support California tiger salamander and/or California red-legged frog;
- Depositing funds into an USFWS and CDFW approved in-lieu fee program; or
- Purchasing credits in a USFWS and CDFW approved conservation bank that includes the project site in its service area.

The applicants for projects within the subject Target Areas will be responsible for implementing this mitigation measure, with oversight by the Community Development Director. Compliance with this measure shall be documented and submitted to the City prior to ground disturbance.

Implementation of mitigation measure BIO-2 will ensure that potential impacts to federally and/or state-listed amphibian species are reduced by determining whether they are likely to occur within areas proposed for construction, by requiring exclusionary fencing, environmental awareness training, and biological construction monitoring if impacts can be avoided, or obtaining regulatory permits from the U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife via the incidental take permitting process, if impacts cannot be avoided. With implementation of this mitigation measure, the proposed project would not substantially reduce the number or restrict the range of an endangered, rare or threatened species. Therefore, this impact is less than significant with mitigation incorporated.

Party Responsible for Implementation: **Individual Developers**

Party Responsible for Monitoring: **City of Salinas**

☐ Implementation Complete

Monitoring Notes and Status:

CR-2. During the CEQA review process for individual future projects within the Target Areas, archaeological surveys shall be conducted to determine whether any unique archaeological resources or subsurface historic resources are present. Intensive pedestrian surveys should be conducted, and if possible, during a time of the year when ground visibility is optimal (e.g. after plowing of agricultural fields).

Party Responsible for Implementation: **Individual Developers**

Party Responsible for Monitoring: **City of Salinas**

☐ Implementation Complete

Monitoring Notes and Status:

During the Development Review Process for Future Individual Development Projects within the Target Areas

AG-4. As part of the development review process for future individual projects proposed within Target Areas where such development is located adjacent to actively cultivated agricultural land, the City will determine whether agricultural buffers are required to reduce potential conflicts between proposed urban development and active agricultural operations. Where buffers are required, individual development projects shall be designed to incorporate buffers. Buffers shall be designed on a site-by-site basis to consider potential externalities from adjacent agricultural uses and to minimize potential health and safety effects of these externalities on users of the development proposed adjacent to the agricultural uses. Buffers shall be placed within the boundary of the urban use unless otherwise agreed to by the developer and owner of the adjacent agricultural use. Buffers may consist of open space, landscaped berms, roads, landscape features, or other features. Buffer locations shall be identified in development plans and include accompanying descriptions that demonstrate how potential conflicts between developed uses and adjacent agricultural uses will be minimized. In cases where adjacent agricultural land is subsequently approved for urban development, buffers may be eliminated/converted to urban use once the potential for urban/agricultural land use conflicts is eliminated.

Party Responsible for Implementation: **Individual Developers**

Party Responsible for Monitoring: **City of Salinas**

☐ Implementation Complete

Monitoring Notes and Status:

Prior to Approval of Future Individual Development Projects within the Target Areas

AG-2. To avoid conflicts between future urban development within Target Area B and Target Area V and the Williamson Act contracted use of land within each Target Area, one of the following mitigation options will be implemented by the City:

- a. Development defined as incompatible with a Williamson Act contract pursuant to Government Code Section 51201(e) will be prohibited within the portions of Target Areas B and V that are under Williamson Act contract until the applicable Williamson Act contracts are terminated through cancellation or non-renewal; or

- b. The boundaries of Target Areas B and V will be modified to exclude the acreage within a Williamson Act contract.

Prior to approval of future individual projects within Target Areas B or V that conflict with Williamson Act contracts, one or more of the mitigation options shall be implemented through project design, conditions of approval, and/or project-specific CEQA mitigation requirements.

Party Responsible for Implementation: **City of Salinas**

Party Responsible for Monitoring: **City of Salinas**

☐ Implementation Complete

Monitoring Notes and Status:

AG-3. To avoid potential conflicts with a permanent agricultural conservation easement resulting from future development within Target Area B, one of the following mitigation options will be implemented by the City:

- a. Development will be prohibited within parcels under permanent agricultural conservation easement; or
- b. Coordinate with the Ag Land Trust to exchange the existing agricultural conservation easement with which development of Target Area B could be in conflict with one or more new conservation easements placed on agricultural land in an alternative location such that conflicts are eliminated.

Prior to approval of development within Target Area B which could conflict with the agricultural conservation easement, either or a combination of both of the mitigation options shall be implemented through project design, conditions of approval, and/or project-specific CEQA mitigation requirements.

Party Responsible for Implementation: **City of Salinas**

Party Responsible for Monitoring: **City of Salinas**

☐ Implementation Complete

Monitoring Notes and Status:

GHG-1. Until such time as the City adopts a greenhouse gas reduction plan pursuant to CEQA Guidelines section 15183(5)(b), Plans for the Reduction of Greenhouse Gas Emissions, developers of future individual projects within the Target Areas shall prepare a Greenhouse Gas Reduction Plan (GGRP). The GGRP shall serve as a project specific plan for the reduction of GHGs associated with individual projects. The GGRP shall include the following:

- 1) A GHG threshold of significance adopted by the City, if any, which is applicable on the date the project application is deemed complete by the City. If none has been adopted by the City, the GGRP shall include a GHG threshold of significance recommended by an appropriate agency such as the air district, or other regional or state agency which is acceptable to the City and applicable on the date the project application is deemed complete by the City. The threshold shall be based on substantial evidence that it is applicable to the proposed project.
- 2) Calculation of an unmitigated annual project GHG emissions projection using an acceptable modeling tool such as CalEEMod.
- 3) Calculation of GHG emissions reductions that accrue from applicable building standards and other adopted regulatory requirements in place on the date the project application is deemed complete by the City. These include regulatory requirements such as CALGreen, Pavley standards, Low Carbon Fuel Standard, Advanced Clean Cars, and other future applicable standards or regulatory requirements that may be adopted by the state to implement AB 32 (2020), SB 32 (2030), other state regulations, or future state adopted legislation for reducing GHG emissions, including legislation and implementing regulations designed to achieve post-2030 emissions reduction targets, if any.
- 4) Calculation of net project GHG emissions volume after reductions are taken for applicable building standards and other adopted regulatory requirements. Determination whether the net emissions volume exceeds or is below the threshold of significance.
- 5) If the net emissions volume is above the applicable threshold of significance, the GGRP shall include feasible GHG reduction measures to be implemented to reduce total emissions to below the threshold of significance, if feasible. GHG reduction measures that are site-specific and under control of the applicant shall be prioritized. These could include, but may not be limited to, building and site energy reduction measures, measures to reduce project-generated vehicle miles traveled, or other measures. Off-site measures such as participation in a community-wide GHG reduction program(s), if any are adopted, or payment of GHG reduction fees (carbon

offsets) into a qualified existing local program, if one is in place, may be considered after all feasible on-site reduction measures are considered. The effectiveness of the GHG reduction measures included in the GGRP must be verifiable based on evidence presented in the GGRP. Representative GHG reduction measures which may be considered may include, but are not limited to:

- Measures identified by the California Air Pollution Control Officers' Association in Quantifying Greenhouse Gas Mitigation Measures: A Resource for Local Government to Assess Emission Reductions from Greenhouse Gas Mitigation Measures or updates to this document as may occur from time to time.
- Measures identified in guidance from the air district, if any, and/or in guidance provided by other regional air districts such as the Bay Area Air Quality Management District, Sacramento Metropolitan Air Quality Management District, San Luis Obispo County Air Pollution Control District, or other agencies with adopted GHG reduction guidance that is applicable on the date the project application is deemed complete by the City.
- Measures that support implementation of adopted state building guidelines and regulations in place on the date a project application is deemed complete by the City. These could include, but are not limited to: Tier 1 and Tier 2 building energy reduction measures included in CALGreen, provision of on-site vehicle charging stations or related infrastructure that supports state goals for transportation system electrification enumerated in SB 350, etc.

If sufficient feasible GHG reduction measures are unavailable to reduce GHG emissions to below the threshold of significance, the applicant shall include evidence in the GGRP to this effect. The GGRP shall be subject to review and approval of the Community Development Department prior to approval of the project specific entitlements.

Implementation of mitigation measure GHG-1 shall not be required if the City has a qualified GHG reduction plan in place on the date a future individual project application is deemed complete, the qualified GHG reduction plan reflects the most recent legislatively-adopted GHG reduction targets (e.g., the 2030 target set by SB 32), includes an inventory of projected GHG emissions from development within the Target Areas, and includes GHG reduction measures applicable to development within the Target Areas whose implementation is required as a condition of approval of such projects.

While mitigation measure GHG-1 would result in reduced GHGs, it is possible that individual projects may not achieve GHG reductions needed for their individual impacts to be less than significant such that the cumulative emissions from all such development would not meet the trajectory of reducing cumulative emissions to below the 2045 emissions reduction target. Therefore, the impact is considered to be significant and potentially unavoidable.

Party Responsible for Implementation: **City of Salinas**

Party Responsible for Monitoring: **City of Salinas**

☐ Implementation Complete

Monitoring Notes and Status:

TRANS-5. The City will add the required improvements to the segment of E. Harris Road west of Abbott Street that is controlled by the City to the City's TFO. The improvements include widening the road from two to four lanes. Right-of-way must be acquired for this purpose. The improvements would improve operations to LOS D. The TFO will be updated to include this improvement project prior to approval of any individual development proposed within any of the Target Areas. Prior to issuance of building permits for individual projects within the Target Areas, individual project developers shall pay the City's TFO fee in effect at the time that building permits are issued. Payment of the fee represents the fair-share contribution of the projects to mitigating their respective impacts on this road segment.

Party Responsible for Implementation: **Individual Developers**

Party Responsible for Monitoring: **City of Salinas**

☐ Implementation Complete

Monitoring Notes and Status:

TRANS-6. The City will add the required improvements to the segment of Natividad Road between East Bernal Drive and East Laurel Drive to the City's TFO. The improvements

include widening the road from four to six lanes. Right-of-way must be acquired for this purpose. The improvements would improve operations to LOS D. The TFO will be updated to include this improvement project **prior to approval of any individual development proposed** within any of the Target Areas. Prior to issuance of building permits for individual projects within the Target Areas, individual project developers shall pay the City's TFO fee in effect at the time that building permits are issued. Payment of the fee represents the fair-share contribution of the projects to mitigating their respective impacts on this road segment.

Party Responsible for Implementation: **Individual Developers**

Party Responsible for Monitoring: **City of Salinas**

☐ Implementation Complete

Monitoring Notes and Status:

TRANS-7. The City will add the required improvements to the segment of West Laurel Drive between U.S. Highway 101 and Adams Street to the City's TFO. The improvements include widening the road from four to six lanes in total. Right-of-way must be acquired for this purpose. The improvements would improve operations to LOS C. The TFO will be updated to include this improvement project **prior to approval of any individual development proposed** within any of the Target Areas. Payment of the TFO fee represents the fair-share contribution of the projects to mitigating their respective impacts on this road segment. Prior to issuance of building permits for individual projects within the Target Areas, individual project developers shall pay the City's TFO fee in effect at the time that building permits are issued. Payment of the fee represents the fair-share contribution of the projects to mitigating their respective impacts on this road segment.

Party Responsible for Implementation: **Individual Developers**

Party Responsible for Monitoring: **City of Salinas**

☐ Implementation Complete

Monitoring Notes and Status:

Prior to Issuance of a Grading Permit for Future Individual Development Projects within the Target Areas

AG-1. Developers of future projects within each Target Area shall provide mitigation for conversion of important farmland (Prime Farmland, Farmland of Statewide Importance, and Unique Farmland) to non-agricultural use resulting from development within the Target Areas. At a minimum, mitigation shall include payment of an agricultural land conservation in-lieu fee in effect at the time individual projects are proposed within the Target Areas or dedication of a permanent conservation easement to a qualified third-party farmland conservation entity on off-site agricultural land of equal or better quality at a ratio of 1:1. Equal or better quality is land with a California Department of Conservation Farmland Mapping and Monitoring Program farmland classification that is equal to or better than the classification of farmland being converted. The conservation easement shall be placed on land in proximity of the City. If payment of an in-lieu fee is proposed by individual project applicants, the fee amount shall be based on the fair market value of agricultural land at the time individual project applications are submitted. This amount may be updated, if necessary, at the time of project approval. The fair market value shall be identified through a nexus study or other mechanism approved by the City Attorney. The specific mitigation option to be implemented shall be identified in the CEQA documentation for future individual projects. Individual developers shall demonstrate compliance with the selected performance standard to the Community Development Director prior to issuance of a grading permit by the City.

Party Responsible for Implementation: **Individual Developers**

Party Responsible for Monitoring: **City of Salinas**

☐ Implementation Complete

Monitoring Notes and Status:

AQ-1. Prior to issuance of grading permits, project proponents shall prepare a grading plan subject to review and approval by the City. In the event ground disturbance exceeds 2.2 acres per day for initial site preparation activities that involve extensive earth moving activities (grubbing, excavation, rough grading), and 8.1 acres per day for activities that involve minimal earth moving (e.g. finish grading), the required grading plans shall include the following measures to be implemented as needed to prevent visible dust emissions:

- a. Water all active construction sites to prevent visible dust emissions. Frequency should be based on the type of operation, soil, and wind exposure;

- b. Prohibit all grading activities during periods of high wind (over 15 mph);
- c. Apply chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days);
- d. Apply non-toxic binders (e.g., latex acrylic copolymer) to exposed areas after cut and fill operations and hydroseed area;
- e. Maintain at least 1'-0" of freeboard in haul trucks;
- f. Plant tree windbreaks or construct windbreaks on the windward perimeter of construction projects adjacent to open land;
- g. Cover inactive storage piles;
- h. Sweep streets if visible soil material is carried out from the construction site; and/or
- i. Post a publicly-visible sign written in English and Spanish with the telephone number and person to contact regarding dust complaints. This person shall respond and take corrective action within 48 hours. The phone number of the air district shall also be visible to ensure compliance with rule 402 (nuisance).

Party Responsible for Implementation: **Individual Developers**

Party Responsible for Monitoring: **City of Salinas**

☐ Implementation Complete

Monitoring Notes and Status:

BIO-2. To avoid possible impacts to California red-legged frog and California tiger salamander, the drainages within Target Area V and the agricultural areas within Target Areas F, K, or V shall be evaluated during the subsequent CEQA process to determine if suitable aquatic breeding and/or upland aestivation habitat is present.

If no aquatic breeding or upland aestivation habitat is present, but development within the Target Areas or proposed within areas that could be traversed by wandering frogs or salamanders, initial site clearing and grading shall be conducted and completed only during the dry season, which typically extends from April 15 to November 15. Site clearing and grading shall halt if significant rainfall, defined as greater than 0.5-inch per 24 hours within a local watershed, is either forecasted or observed to avoid environmental

conditions when California red-legged frog or California tiger salamander would have the potential to be active.

A biologist qualified to assess and monitor California red-legged frog and/or California tiger salamander shall be approved by the City prior to the start of construction activities. The biologist shall conduct preconstruction surveys, training sessions, and construction monitoring and reporting, if needed.

Before construction activities begin, the qualified biologist shall conduct a training session for all construction personnel. At a minimum, the training shall include a description of California red-legged frog and California tiger salamander and their habitats, the measures that are being implemented to conserve California red-legged frog and California tiger salamander as they relate to the project (contained herein), and the boundaries within which the project occurs. Informational handouts with photographs clearly illustrating the species' appearances shall be used in the training session. All new construction personnel shall undergo this mandatory environmental awareness training.

The contractor shall avoid the use of monofilament netting including in temporary and permanent erosion control materials (fiber rolls and blankets).

If proposed construction activities may result in the "take" (harass, harm, pursue, wound, kill, trap, or capture) of California red-legged frog or California tiger salamander, the project proponent shall obtain state and federal Incidental Take Permits, and comply with all stipulated conditions to protect special-status amphibians (including, but not limited to those identified above) and compensate for the permanent loss of California tiger salamander and/or California red-legged frog breeding or upland habitat. To compensate for the permanent loss of habitat, the applicant would be required to preserve or purchase in-kind habitat that is known to provide breeding and/or upland habitat for California tiger salamander and/or California red-legged frog. Compensatory mitigation may be accomplished through one of the following options:

- Establishing a conservation easement on site or off site in a suitable Monterey County location and providing a non-wasting endowment for management and monitoring of the property in perpetuity. Lands placed in a conservation easement must be documented to support California tiger salamander and/or California red-legged frog;
- Depositing funds into an USFWS and CDFW approved in-lieu fee program; or
- Purchasing credits in a USFWS and CDFW approved conservation bank that includes the project site in its service area.

The applicants for projects within the subject Target Areas will be responsible for implementing this mitigation measure, with oversight by the Community Development

Director. Compliance with this measure shall be documented and submitted to the City **prior to ground disturbance.**

Implementation of mitigation measure BIO-2 will ensure that potential impacts to federally and/or state-listed amphibian species are reduced by determining whether they are likely to occur within areas proposed for construction, by requiring exclusionary fencing, environmental awareness training, and biological construction monitoring if impacts can be avoided, or obtaining regulatory permits from the U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife via the incidental take permitting process, if impacts cannot be avoided. With implementation of this mitigation measure, the proposed project would not substantially reduce the number or restrict the range of an endangered, rare or threatened species. Therefore, this impact is less than significant with mitigation incorporated.

Party Responsible for Implementation: **Individual Developers**

Party Responsible for Monitoring: **City of Salinas**

☐ Implementation Complete

Monitoring Notes and Status:

BIO-3. To avoid possible impacts to nesting birds occurring within any of the Target Areas, construction activities should be scheduled to take place outside of the bird nesting season (September 16 through January 31). If construction occurs during the bird nesting season (February 1 through September 15), then a qualified biologist shall conduct a pre-construction survey for nesting birds to ensure that no nests would be disturbed during project construction. This survey shall be conducted no more than seven days prior to the initiation of disturbance activities.

If no active nests are present within 250 feet of the locations of planned construction activities, then activities can proceed as scheduled. However, if an active nest is detected during the survey within 250 feet of such activities, a protective construction-free buffer zone from each active nest (typically 250 feet for raptors and 50-100 feet for other species, to be determined by the qualified biologist) will be clearly delineated or fenced until the juvenile bird(s) have fledged (left the nest), unless the biologist determines that construction would not impact active nests.

The applicants for projects within the Target Areas will be responsible for implementation of this mitigation measure, with oversight by the City Community Development

Department as needed. Compliance with this measure shall be documented and submitted to the City prior to ground disturbance.

Implementation of mitigation measure BIO-3 will ensure that potential impacts to nesting birds are reduced by requiring pre-construction surveys and requiring avoidance measures to ensure development activities will not take or destroy any nesting bird or bird of prey or disrupt the nesting activities of such birds. With implementation of this mitigation measure, the proposed project would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. Therefore, this impact is less than significant with mitigation incorporated.

Party Responsible for Implementation: **Individual Developers**

Party Responsible for Monitoring: **City of Salinas**

☐ Implementation Complete

Monitoring Notes and Status:

BIO-4. To avoid/minimize potential impacts to burrowing owls occurring within any of the Target Areas individual project developers will retain a qualified biologist to conduct a two-visit (i.e. morning and evening) presence/absence survey at areas of suitable habitat on and adjacent to the project site no less than 14 days prior to the start of construction. Surveys shall be conducted according to methods described in the *Staff Report on Burrowing Owl Mitigation* (CDFW 2012). If these pre-construction “take avoidance” surveys performed during the breeding season (February through August) or the non-breeding season (September through January) locate occupied burrows in or near construction areas, consultation with the California Department of Fish and Wildlife would be required to interpret survey results and develop a project-specific plan for avoidance, minimization, and compensation.

Where there is insufficient habitat on, adjacent to, or near project sites where burrowing owls will be impacted, acquisition of off-site mitigation lands with occupied burrowing owl habitat may be required in consultation with California Department of Fish and Wildlife. Compensation may take the form of (a) acquiring and dedicating lands into conservation easements; (b) purchasing mitigation credits at compensation ratios that have been

approved by the California Department of Fish and Wildlife; or (c) preserving area contiguous or near the acreage lost.

The applicants for projects within the Target Areas will be responsible for implementation of this mitigation measure, with oversight by the City Community Development Department as needed. Compliance with this measure shall be documented and submitted to the City prior to ground disturbance.

Implementation of mitigation measure BIO-4 will ensure that potential impacts to special-status burrowing owls are reduced by requiring avoidance measures and/or pre-construction surveys to ensure development activities will not disrupt nesting activities. With implementation of this mitigation measure, the proposed project would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. Therefore, this impact is less than significant with mitigation incorporated.

Party Responsible for Implementation: **Individual Developers**

Party Responsible for Monitoring: **City of Salinas**

☐ Implementation Complete

Monitoring Notes and Status:

BIO-7. Prior to commencement of construction activities for individual projects within Target Area V, a preliminary jurisdictional wetland assessment will be conducted by a qualified biologist to document the extent of features potentially regulated by the U.S. Army Corps of Engineers, California Department of Fish and Wildlife, and/or the Regional Water Quality Control Board.

If impacts to a federal jurisdictional feature may occur, a Clean Water Act Section 404 Nationwide Permit may be needed. If the proposed activity would not otherwise qualify for a Nationwide Permit, the applicant will proceed with obtaining an Individual Permit from the USACE. For either permit, a wetland delineation report shall first be submitted to the USACE for a jurisdictional determination.

If impacts to a wetland not subject to federal jurisdiction but subject to state jurisdiction may occur, fill authorization shall be sought from the Central Coast Regional Water Quality Control Board.

For any wetland impacted by individual projects within Target Area V, the project proponent shall take steps necessary to comply with City General Plan Policy COS-18, including the minimum ratios set forth therein for impacts to wetlands and other waters. Mitigation shall be sufficient to ensure no net loss of wetland area, function, or value, either through wetland creation, restoration, or the purchase of wetland credits through an approved wetland mitigation bank.

A Water Quality Certification (Section 401 of the Clean Water Act) from the Central Coast Regional Water Quality Control Board and Lake or Streambed Alteration Agreement from the California Department of Fish and Wildlife will also be obtained if determined necessary through the wetland assessment and subsequent regulatory agency consultation.

Applicants for projects within Target Area V will be responsible for implementing this mitigation measure with oversight by the City Community Development Department as needed. Compliance with this measure shall be documented and submitted to the City prior to ground disturbance.

Implementation of mitigation measure BIO-7 will ensure that impacts to potentially jurisdictional wetlands and waterways are mitigated by requiring a wetland assessment/jurisdictional determination and associated permitting. With implementation of this mitigation measure, the proposed project would not have a substantial adverse effect on federally or state-protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. Therefore, this impact is less than significant with mitigation incorporated.

Party Responsible for Implementation: **Individual Developers**

Party Responsible for Monitoring: **City of Salinas**

☐ Implementation Complete

Monitoring Notes and Status:

CR-1. Developers of individual projects within Target Areas shall retain a qualified historic resources consultant to conduct an historic resources inventory and may be required to perform site specific surveys, based on the probability and likelihood of the existence of historical remains, to determine if significant historical resources are present within proposed individual project sites. Guidelines established by the California State Office of Historic Preservation shall be used to record resources. If significant historic resources are present, the project developer shall preserve the significant historic resource or implement mitigation measures identified by the historic resources consultant. Mitigations shall be reviewed and approved by the Community Development Director and mitigations shall be implemented and completed prior to approval of a grading permit, unless otherwise directed by the Community Development Director.

Party Responsible for Implementation: **Individual Developers**

Party Responsible for Monitoring: **City of Salinas**

☐ Implementation Complete

Monitoring Notes and Status:

CR-3. The following language shall be included in any permit associated with earth moving activities for development projects proposed within Target Areas:

In the event that unique archaeological resources or historical resources are uncovered during excavation and/or grading, all work shall stop in the area of the subject property until an appropriate data recovery program can be developed and implemented by a qualified archaeologist. The Community Development Director shall ensure that the permit language has been included and shall ensure that the appropriate data recovery program is implemented should unique archaeological resources or historical resources be uncovered.

Party Responsible for Implementation: **Individual Developers**

Party Responsible for Monitoring: **City of Salinas**

☐ Implementation Complete

Monitoring Notes and Status:

CR-4. The following language shall be included in any permit associated with earth moving activities for development projects proposed within Target Areas:

In the event that paleontological resources are uncovered during excavation and/or grading, all work shall stop in the area of the subject property until a qualified paleontologist can assess the scientific significance of the paleontological resources and, if they are significant, until an appropriate data recovery program can be developed and implemented. The Community Development Director shall ensure that the permit language has been included and shall ensure that the appropriate data recovery program is implemented if significant paleontological resources are uncovered.

Party Responsible for Implementation: **Individual Developers**

Party Responsible for Monitoring: **City of Salinas**

☐ Implementation Complete

Monitoring Notes and Status:

HAZ-1. Prior to the issuance of grading permits for development within Target Areas developers of individual projects shall prepare Phase I Environmental Site Assessments to determine whether agricultural chemical residues are present and could pose a public health or workers. The results of the assessments shall be included in the CEQA documentation for such projects. If hazardous materials conditions are identified that require preparation of Phase II Environmental Site Assessments, future individual project developers shall be responsible for conducting the assessments and for implementing all recommendations and requirements for remediation of hazardous materials conditions identified therein.

Party Responsible for Implementation: **Individual Developers**

Party Responsible for Monitoring: **City of Salinas**

☐ Implementation Complete

Monitoring Notes and Status:

HAZ-2. Project proponents within portions of Target Areas located adjacent to U.S. Highway 101 shall retain a qualified expert to provide evidence about the potential presence of aerially deposited lead in Target Areas soils. If evidence suggests the presence of aerially deposited lead, project proponents shall retain a qualified expert to conduct soil testing for

aerially deposited lead in locations where project grading and excavations may have potential to result in release of this material. The testing scope should include preparation of a site-specific work plan specifying surface sample or soil boring locations, sample collection, laboratory analysis, and preparation of findings, and recommendations. The testing report must determine the concentrations of lead in such locations and whether project grading and excavations have potential to cause worker and public health and safety risks. If risks are possible, a remediation plan shall be prepared and implemented. The remediation plan shall define performance standards for the handling and disposal of contaminated soil to ensure that risks to public health and safety from transport and disposal are minimized. The testing program and remediation plans (as needed) will be completed prior to initiation of ground disturbance activities in locations where the expert has deemed that testing for aerially deposited lead is warranted. If remediation is needed in specific locations, the remediation process will also be completed prior to initiation of project related ground disturbance activities in those locations.

Party Responsible for Implementation: **Individual Developers**

Party Responsible for Monitoring: **City of Salinas**

☐ Implementation Complete

Monitoring Notes and Status:

HAZ-3. If the aerially deposited lead testing program identified in mitigation measure HAZ-2 identifies the presence of hazardous concentrations of lead in soils to be excavated or graded, project proponents shall prepare and implement a worker health and safety plan and training program. To avoid health effects on construction personnel, all personnel who may come in contact with contaminated soil will be trained in accordance with applicable Occupational Safety and Health Administration standards. A site-specific worker health and safety plan defining potential contaminants and, where appropriate, proper personnel protective equipment will be employed. Worker training will be completed prior to initiation of ground disturbance activities in the area(s) defined in the lead testing program to contain lead concentrations deemed to be potentially hazardous to worker and public safety.

Party Responsible for Implementation: **Individual Developers**

Party Responsible for Monitoring: **City of Salinas**

☐ Implementation Complete

Monitoring Notes and Status:

Prior to the Removal of On-Site Trees or Existing Structures for Future Individual Development Projects within the Target Areas

BIO-6. Prior to tree removal or structure disturbance activities, individual project developers shall retain a qualified biologist to conduct a focused survey for bats and potential roosting sites in trees to be removed, in trees within 250 feet of the development footprint, and within and surrounding any structures that may be disturbed by the project. These surveys shall be conducted no more than 15 days prior to the start of construction. The surveys can be conducted by visual identification and assumptions can be made on what species is present due to observed visual characteristics along with habitat use, or the bats can be identified to the species level with the use of a bat echolocation detector such as an “Anabat” unit.

If no roosting sites or bats are found, a letter report confirming absence shall be submitted to the City of Salinas and no further mitigation is required.

If bats or roosting sites are found, a letter report and supplemental documents shall be provided to the City of Salinas prior to grading permit issuance and the following monitoring, exclusion, and habitat replacement measures shall be implemented:

- a. If bats are found roosting outside of the nursery season (May 1 through October 1), they shall be evicted as described under (b) below. If bats are found roosting during the nursery season, they shall be monitored to determine if the roost site is a maternal roost. This could occur by either visual inspection of the roost bat pups, if possible, or by monitoring the roost after the adults leave for the night to listen for bat pups. If the roost is determined to not be a maternal roost, then the bats shall be evicted as described under (b) below. Because bat pups cannot leave the roost until they are mature enough, eviction of a maternal roost cannot occur during the nursery season. Therefore, if a maternal roost is present, a 250-foot buffer zone (or different size if determined in consultation with the CDFW) shall be established around the roosting site within which no construction activities including tree removal or structure disturbance shall occur until after the nursery season.
- b. If a non-breeding bat hibernaculum is found in a tree or snag scheduled for removal or on any structures scheduled to be disturbed by project activities, the individuals

will be safely evicted, under the direction of a qualified bat biologist and in consultation with the CDFW. Methods could include: carefully opening the roosting area in a tree or snag by hand to expose the cavity and opening doors/windows on structures, or creating openings in walls to allow light into the structures. Removal of any trees or snags and disturbance of any structures shall be conducted no earlier than the following day (i.e., at least one night will be provided between initial roost eviction disturbance and tree removal/structure disturbance). This action will allow bats to leave during dark hours, which increases their chance of finding new roosts with a minimum of potential predation.

The applicants for projects within the Target Areas will be responsible for implementing this mitigation measure with oversight by the City Community Development Department as needed. Compliance with this measure shall be documented and submitted to the City prior to ground disturbance or the removal of trees or buildings.

With implementation of mitigation measure BIO-6, the proposed project would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. Therefore, potential impacts to special-status bat species are less than significant with mitigation incorporated.

Party Responsible for Implementation: **Individual Developers**

Party Responsible for Monitoring: **City of Salinas**

☐ Implementation Complete

Monitoring Notes and Status:

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- N-2. Where the construction process for individual projects within the Target Areas include pile driving or other high vibration activities and those activities are planned within 200 feet of existing structures or below ground infrastructure, a qualified engineer shall be retained to prepare a site-specific vibration study. The study shall identify areas of potential vibration impact and measures to be implemented to reduce vibration impacts. Vibration impacts would be considered less than significant where vibration peak particle velocity is below the following standards: 1) 0.5 inches/second for structurally sound buildings designed to modern engineering standards; 2) 0.3 inches/second for buildings that are found to be

structurally sound but where structural damage is a major concern; and 3) a conservative limit of 0.08 inches/second for ancient buildings or buildings that are documented to be structurally weakened. The vibration study shall include the following components:

- Planned locations and description/characterization of vibration compaction activities such as pile driving, assessment of the sensitivity of nearby structures to groundborne vibration, and vibration limits for all vibration-sensitive structures located within 200 feet of the vibration source;
- A vibration monitoring and construction contingency plan to identify structures where monitoring would be conducted, a vibration monitoring schedule, and a process to conduct photo, elevation, and crack surveys to document before and after construction conditions;
- Measures to ensure that when vibration levels approach limits, construction will be suspended and contingencies implemented to either lower vibration levels or secure the affected structures;
- A plan for making appropriate repairs or providing compensation where damage has occurred as a result of construction activities; and
- Where buildings within 200 feet of the vibration sources are inhabited, a public information program to notify affected neighbors of scheduled construction activities and their type and duration, and a construction schedule that assures that activities with the highest potential to produce perceptible vibration are conducted during hours with least potential to adversely affect nearby businesses and residents.

The vibration study shall be subject to review and approval by the Public Works Director **prior to issuance of a demolition** or building permit, whichever comes first.

Party Responsible for Implementation: **Individual Developers**

Party Responsible for Monitoring: **City of Salinas**

☐ Implementation Complete

Monitoring Notes and Status:

N-3. The City shall review applications for each future individual project within the Target Areas to determine whether the construction period will exceed one year. For all projects

with a construction period exceeding one year, each project applicant shall prepare a construction noise assessment. The construction noise assessment shall identify: 1) the types and noise intensities of construction equipment to be utilized; 2) the locations of noise-sensitive uses (e.g. residential, schools, etc.) and non-sensitive uses (e.g. commercial and industrial uses) that would be exposed to construction noise, the projected construction noise levels at these uses, and whether construction noise levels may exceed both 60 dBA Leq and ambient noise levels by at least 5 dBA Leq at noise-sensitive uses, or 70 dBA Leq and ambient noise levels by at least 5 dBA Leq at non-sensitive uses. Where either condition occurs, project applicants shall identify and implement construction noise reduction measures that ensure construction noise does not exceed these noise levels. The construction noise reduction measures shall include the measures listed below unless the construction noise assessment includes data which demonstrates to the City that allowable construction noise levels can be met with fewer and/or substitute noise reduction measures. However, for all projects, the limits on construction hours and days as listed below shall apply.

- Restrict noise-generating activities at construction sites or in areas adjacent to construction sites to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday. Construction shall be prohibited on Saturdays, Sundays and holidays unless prior written approval is granted by the Public Works Director;
- Construct temporary noise barriers, where feasible, to screen stationary noise-generating equipment to provide a minimum of 5 dBA noise reduction;
- Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment;
- Prohibit unnecessary idling of internal combustion engines;
- Locate stationary noise-generating equipment such as air compressors or portable power generators, as far as possible from sensitive receptors as feasible. If they must be located near receptors, install adequate muffling/enclosures;
- Utilize "quiet" air compressors and other stationary noise sources where possible;
- Locate construction staging areas, material stockpiles, and maintenance/equipment and parking areas as far as feasible from residential receptors;
- Route all construction traffic via designated truck routes where possible. Prohibit construction related heavy truck traffic in residential areas where feasible; and
- Designate a "disturbance coordinator" responsible for responding to complaints about construction noise and for defining reasonable measures to correct complaint

issues. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include in it a notice to be sent to adjacent property owners.

The construction noise assessment and construction noise reduction measures shall be subject to review and approval of the Public Works Director **prior to issuance of a demolition** or building permit, whichever comes first.

Party Responsible for Implementation: **Individual Developers**

Party Responsible for Monitoring: **City of Salinas**

☐ Implementation Complete

Monitoring Notes and Status:

Prior to the Issuance of a Building Permit for Future Individual Development Projects within the Target Areas

N-1. Developers of future individual projects within portions of Target Areas where traffic related noise exposure exceeds 65 dBA for commercial and business park uses and 70 dBA for industrial uses as identified in the *City of Salinas General Plan Economic Development Element Draft Noise and Vibration Assessment Salinas, California* shall prepare a noise study. Each noise study shall identify traffic noise exposure levels within each individual project site; specify locations within each site where noise levels exceed thresholds; and define site design, building orientation, setbacks, noise barriers, or other measures needed to ensure noise exposure does not exceed standards at outdoor use areas. Each noise study shall be subject to review and approval of the Community Development Director and project design features needed to reduce outdoor noise exposure to acceptable levels shall be reflected in project development plans prior to approval of a building permit.

Where an individual project is proposed within any portion of a Target Area that is not exposed to noise levels that exceed acceptable levels for the proposed land use type as identified in the *City of Salinas General Plan Economic Development Element Draft Noise and Vibration Assessment Salinas, California*, a noise study is not required.

Party Responsible for Implementation: **Individual Developers**

Party Responsible for Monitoring: **City of Salinas**

☐ Implementation Complete

Monitoring Notes and Status:

N-2. Where the construction process for individual projects within the Target Areas include pile driving or other high vibration activities and those activities are planned within 200 feet of existing structures or below ground infrastructure, a qualified engineer shall be retained to prepare a site-specific vibration study. The study shall identify areas of potential vibration impact and measures to be implemented to reduce vibration impacts. Vibration impacts would be considered less than significant where vibration peak particle velocity is below the following standards: 1) 0.5 inches/second for structurally sound buildings designed to modern engineering standards; 2) 0.3 inches/second for buildings that are found to be structurally sound but where structural damage is a major concern; and 3) a conservative limit of 0.08 inches/second for ancient buildings or buildings that are documented to be structurally weakened. The vibration study shall include the following components:

- Planned locations and description/characterization of vibration compaction activities such as pile driving, assessment of the sensitivity of nearby structures to groundborne vibration, and vibration limits for all vibration-sensitive structures located within 200 feet of the vibration source;
- A vibration monitoring and construction contingency plan to identify structures where monitoring would be conducted, a vibration monitoring schedule, and a process to conduct photo, elevation, and crack surveys to document before and after construction conditions;
- Measures to ensure that when vibration levels approach limits, construction will be suspended and contingencies implemented to either lower vibration levels or secure the affected structures;
- A plan for making appropriate repairs or providing compensation where damage has occurred as a result of construction activities; and
- Where buildings within 200 feet of the vibration sources are inhabited, a public information program to notify affected neighbors of scheduled construction activities and their type and duration, and a construction schedule that assures that activities with the highest potential to produce perceptible vibration are conducted during hours with least potential to adversely affect nearby businesses and residents.

The vibration study shall be subject to review and approval by the Public Works Director **prior to issuance of a demolition or building permit**, whichever comes first.

Party Responsible for Implementation: **Individual Developers**

Party Responsible for Monitoring: **City of Salinas**

☐ Implementation Complete

Monitoring Notes and Status:

N-3. The City shall review applications for each future individual project within the Target Areas to determine whether the construction period will exceed one year. For all projects with a construction period exceeding one year, each project applicant shall prepare a construction noise assessment. The construction noise assessment shall identify: 1) the types and noise intensities of construction equipment to be utilized; 2) the locations of noise-sensitive uses (e.g. residential, schools, etc.) and non-sensitive uses (e.g. commercial and industrial uses) that would be exposed to construction noise, the projected construction noise levels at these uses, and whether construction noise levels may exceed both 60 dBA Leq and ambient noise levels by at least 5 dBA Leq at noise-sensitive uses, or 70 dBA Leq and ambient noise levels by at least 5 dBA Leq at non-sensitive uses. Where either condition occurs, project applicants shall identify and implement construction noise reduction measures that ensure construction noise does not exceed these noise levels. The construction noise reduction measures shall include the measures listed below unless the construction noise assessment includes data which demonstrates to the City that allowable construction noise levels can be met with fewer and/or substitute noise reduction measures. However, for all projects, the limits on construction hours and days as listed below shall apply.

- Restrict noise-generating activities at construction sites or in areas adjacent to construction sites to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday. Construction shall be prohibited on Saturdays, Sundays and holidays unless prior written approval is granted by the Public Works Director;
- Construct temporary noise barriers, where feasible, to screen stationary noise-generating equipment to provide a minimum of 5 dBA noise reduction;
- Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment;
- Prohibit unnecessary idling of internal combustion engines;

- Locate stationary noise-generating equipment such as air compressors or portable power generators, as far as possible from sensitive receptors as feasible. If they must be located near receptors, install adequate muffling/enclosures;
- Utilize "quiet" air compressors and other stationary noise sources where possible;
- Locate construction staging areas, material stockpiles, and maintenance/equipment and parking areas as far as feasible from residential receptors;
- Route all construction traffic via designated truck routes where possible. Prohibit construction related heavy truck traffic in residential areas where feasible; and
- Designate a "disturbance coordinator" responsible for responding to complaints about construction noise and for defining reasonable measures to correct complaint issues. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include in it a notice to be sent to adjacent property owners.

The construction noise assessment and construction noise reduction measures shall be subject to review and approval of the Public Works Director **prior to issuance of a demolition or building permit**, whichever comes first.

Party Responsible for Implementation: **Individual Developers**

Party Responsible for Monitoring: **City of Salinas**

☐ Implementation Complete

Monitoring Notes and Status:

TRANS-1. Required improvements to the segment of Bernal Drive between N. Main Street and Sherwood Drive/Natividad Road are included in the City's TFO (Project 33B). The improvements would assure that operations of the road segment are improved to LOS D or better. Prior to issuance of building permits for individual projects within the Target Areas, individual project developers shall pay the City's TFO fee in effect at the time that building permits are issued. Payment of the fee represents the fair-share contribution of the projects to mitigating their respective impacts on this road segment.

Party Responsible for Implementation: **Individual Developers**

Party Responsible for Monitoring: **City of Salinas**

☐ Implementation Complete

Monitoring Notes and Status:

TRANS-2. Required improvements to the segment of Russell Road between Van Buren Avenue and San Juan Grade Road are included in the City's TFO (Project 12). The improvements identified in the TFO would assure that operations of the road segment are improved to LOS D or better. Prior to issuance of building permits for individual projects within the Target Areas, individual project developers shall pay the City's TFO fee in effect at the time that building permits are issued. Payment of the fee represents the fair-share contribution of the projects to mitigating their respective impacts on this road segment.

Party Responsible for Implementation: **Individual Developers**

Party Responsible for Monitoring: **City of Salinas**

☐ Implementation Complete

Monitoring Notes and Status:

TRANS-3. Required improvements to the segment of Old Stage Road between Natividad Road and the Russell Road Extension are included in the City's TFO (Project 8). The improvements identified in the TFO would assure that operations of the road segment are improved to LOS D or better. Prior to issuance of building permits for individual projects within the Target Areas, individual project developers shall pay the City's TFO fee in effect at the time that building permits are issued. Payment of the fee represents the fair-share contribution of the projects to mitigating their respective impacts on this road segment.

Party Responsible for Implementation: **Individual Developers**

Party Responsible for Monitoring: **City of Salinas**

☐ Implementation Complete

Monitoring Notes and Status:

TRANS-4. Required improvements to the segment of San Juan Grade Road between Boronda Road and Van Buren Avenue are included in the City's TFO (Project 13). The improvements identified in the TFO would assure that operations of the road segment are improved to LOS D or better. Prior to issuance of building permits for individual projects within the Target Areas, individual project developers shall pay the City's TFO fee in effect at the time that building permits are issued. Payment of the fee represents the fair-share contribution of the projects to mitigating their respective impacts on this road segment.

Party Responsible for Implementation: **Individual Developers**

Party Responsible for Monitoring: **City of Salinas**

☐ Implementation Complete

Monitoring Notes and Status:

TRANS-5. The City will add the required improvements to the segment of E. Harris Road west of Abbott Street that is controlled by the City to the City's TFO. The improvements include widening the road from two to four 4 lanes. Right-of-way must be acquired for this purpose. The improvements would improve operations to LOS D. The TFO will be updated to include this improvement project prior to approval of any individual development proposed within any of the Target Areas. **Prior to issuance of building permits** for individual projects within the Target Areas, individual project developers shall pay the City's TFO fee in effect at the time that building permits are issued. Payment of the fee represents the fair-share contribution of the projects to mitigating their respective impacts on this road segment.

Party Responsible for Implementation: **Individual Developers**

Party Responsible for Monitoring: **City of Salinas**

☐ Implementation Complete

Monitoring Notes and Status:

TRANS-6. The City will add the required improvements to the segment of Natividad Road between East Bernal Drive and East Laurel Drive to the City's TFO. The improvements include widening the road from four to six lanes. Right-of-way must be acquired for this purpose. The improvements would improve operations to LOS D. The TFO will be updated to include this improvement project prior to approval of any individual development proposed within any of the Target Areas. **Prior to issuance of building permits** for individual projects within the Target Areas, individual project developers shall pay the City's TFO fee in effect at the time that building permits are issued. Payment of the fee represents the fair-share contribution of the projects to mitigating their respective impacts on this road segment.

Party Responsible for Implementation: **Individual Developers**

Party Responsible for Monitoring: **City of Salinas**

☐ Implementation Complete

Monitoring Notes and Status:

TRANS-7. The City will add the required improvements to the segment of West Laurel Drive between U.S. Highway 101 and Adams Street to the City's TFO. The improvements include widening the road from four to six lanes in total. Right-of-way must be acquired for this purpose. The improvements would improve operations to LOS C. The TFO will be updated to include this improvement project prior to approval of any individual development proposed within any of the Target Areas. Payment of the TFO fee represents the fair-share contribution of the projects to mitigating their respective impacts on this road segment. **Prior to issuance of building permits** for individual projects within the Target Areas, individual project developers shall pay the City's TFO fee in effect at the time that building permits are issued. Payment of the fee represents the fair-share contribution of the projects to mitigating their respective impacts on this road segment.

Party Responsible for Implementation: **Individual Developers**

Party Responsible for Monitoring: **City of Salinas**

☐ Implementation Complete

Monitoring Notes and Status:

During Construction of Future Individual Development Projects within the Target Areas

CR-5. If human remains are found during construction within the Target Areas, there shall be no further excavation or disturbance of the construction site or any nearby area reasonably suspected to overlie adjacent human remains until an archeological monitor and the coroner of Monterey County are contacted. If it is determined that the remains are Native American, the coroner shall contact the Native American Heritage Commission within 24 hours. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendent (MLD) from the deceased Native American. The MLD may then make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and associated grave goods as provided in Public Resources Code section 5097.98. The landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further disturbance if: a) the Native American Heritage Commission is unable to identify a MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission; b) the descendent identified fails to make a recommendation; or c) the landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

Party Responsible for Implementation: **Individual Developers**

Party Responsible for Monitoring: **City of Salinas**

☐ Implementation Complete

Monitoring Notes and Status:

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