

# SALINAS ECONOMIC DEVELOPMENT ELEMENT GENERAL PLAN AMENDMENT (GPA 2013-001)

## CITY OF SALINAS, CALIFORNIA

### TABLE OF IMPACTS, MITIGATION MEASURES, AND CEQA FINDINGS

| ENVIRONMENTAL IMPACT<br>(SIGNIFICANCE BEFORE MITIGATION)  | MITIGATION MEASURES                   | LEVEL OF<br>SIGNIFICANCE<br>AFTER MITIGATION | FINDINGS OF FACT  |
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| <b>AESTHETICS</b>   |                                       |  |   |
| <p><b><i>DEVELOPMENT OF TARGET AREAS B AND K WOULD SUBSTANTIALLY MODIFY EXISTING VISUAL CHARACTER AND ADVERSELY AFFECT EXISTING SCENIC VIEWS/VISTAS (Significant and Unavoidable)</i></b></p> <p>Development of Target Areas B and K would convert farmland block scenic views/vistas available from U.S. Highway 101. (DEIR, pp. 3-16-3-17)</p>  | No feasible mitigation identified.    | SU   | <p>Development of Target Areas B and K would convert farmland with inherent visual resource value and block existing scenic views/vistas as seen from U.S. Highway 101. No mitigation is available to render the effects less than significant. The effects therefore remain significant and unavoidable. (DEIR, p. 3-18) Alternative 4 is would have equivalent aesthetic impact. (DEIR p. 6-38)</p> <p>The City Council concludes, however, that the Project's benefits outweigh the significant unavoidable impact of the Project, as set forth in the Statement of Overriding Considerations.</p> |
| <p><b><i>DEVELOPMENT OF TARGET AREAS N, L2, K, F AND V WOULD MODIFY EXISTING VISUAL CHARACTER AND ADVERSELY AFFECT EXISTING SCENIC VIEWS (Less than Significant)</i></b></p> <p>With the exception of Target Area F, the remaining Target Areas are located contiguous to existing urban development within Salinas. Their development would not result in a substantial change in the existing form and pattern of urban development at the city's urban/agricultural fringe, or in the case of Target Area V, the form and pattern of urban development within the city.</p> <p>Target Area F is approximately 10 acres in size. The overall visual impact of converting a small site to urban use is typically minimal. Target Area F would not be developed in the absence of the new interchange. Subsequent development of Target Area F would expand the urban development pattern created by the new interchange. But given the prior changes created by the interchange, urban development within Target Area F would not cause a substantial new change in visual resource conditions. (DEIR, pp 3-18-3-19)</p> | No mitigation measures are necessary. | LTS  | Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15126.4, subd. (a)(3), 15091.)   |
| <b><i>DEVELOPMENT OF THE TARGET AREAS WOULD INTRODUCE NEW SOURCES OF</i></b>  | No mitigation measures are necessary. | LTS  | Consistency with City of Salinas General Plan lighting policies and zoning code regulations will be assured through the City's  |

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| <p><b><i>LIGHT AND GLARE (Less than Significant)</i></b></p> <p>Future development within the Target Areas will create new sources of light and glare. Due to the proximity of Target Areas B, L2, K, and F to U.S. Highway 101, if measures are not implemented to minimize the creation of substantial sources of light and glare and the casting of light and glare skyward and outside of the Target Areas, nighttime views from the highway and other areas could be adversely affected. Only Target Area V is located adjacent to light-sensitive residential uses.</p> <p>The Zoning Code includes a variety of regulations and standards to reduce the impact of lighting. These standards address design standards specifically for industrial development, including lighting for security, minimizing reflective surfaces at the ground level, and avoiding roof treatments that generate glare. Section 37-3.330(l) provides specific lighting design standards. Article V, Supplemental Regulations, includes performance and design standards for uses within all zoning districts. Sections 37-50.180(b) and 37-50.480 include supplemental regulations pertaining to outdoor lighting; limiting glare from glass and roofs; shielding parking lot, security, and loading area lighting to limit its splay to off-site properties; and prohibiting lighting that could interfere with the operation of safe movement of vehicles. (DEIR, p. 3-20)</p> |  |  | <p>development review process for future individual projects proposed within the Target Areas.</p> <p>Implementation of these uniform development standards will reduce potential lighting impacts from future developments within each Target Area such that glare and skyglow effects and potential lighting incompatibilities with adjacent land uses would be less than significant. (DEIR, pp. 3-20 and 6-38)</p> <p>Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15126.4, subd. (a)(3), 15091.)</p>   |
| <b>AGRICULTURAL RESOURCES</b>  |  |  |   |
| <p><b><i>FUTURE DEVELOPMENT OF THE TARGET AREAS WOULD RESULT IN CONVERSION OF 502 ACRES OF IMPORTANT FARMLAND (PRIME FARMLAND, FARMLAND OF STATEWIDE IMPORTANCE, AND UNIQUE FARMLAND) TO NON-AGRICULTURAL USE (Significant and Unavoidable)</i></b></p> <p>Future urban development within the Target Areas would result in the conversion of 502 acres of important farmland to non-agricultural use, as shown in Table 11, Target Area FMMP Farmland Classification Summary. This impact would be significant and unavoidable, as once converted to a non-agricultural use, reconversion of the land back to agricultural use is highly unlikely. (DEIR, pp. 3-34- 3-35); (FEIR, p. 3-4)</p>   | <p>Mitigation Measure AG-1. 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</p> | SU   | <p>Changes or alterations have been required in, or incorporated into the project, which mitigate the significant effects on the environment. Even so, the effects remain significant and unavoidable, and no additional mitigation is available to fully avoid the effects.</p> <p>The City Council hereby directs that Mitigation Measure AG-1 be adopted. Implementation of Mitigation Measure AG-1, which has been required or incorporated into the Project, will not substantially lessen or avoid the severity of this significant impact. No mitigation is available to render the effects less than significant. The effects therefore remain significant and unavoidable. (DEIR, pp. 3-35 and p. 6-38)</p> <p>The City Council concludes, however, that the Project's benefits outweigh this significant unavoidable impact of the Project, as set forth in the Statement of Overriding Considerations.</p> |

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|  | 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 permanent conservation easements on 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. (FEIR, p. 3-4)  |  |  |
| <p><b><i>FUTURE DEVELOPMENT WITHIN TARGET AREA B AND TARGET AREA V WOULD CONFLICT WITH WILLIAMSON ACT CONTRACTS (Potentially Significant)</i></b></p> <p>Portions of Target Area B and Target Area V are located within the boundary of Williamson Act contracted land. Incompatible urban development would not be permitted until the contracts are terminated either through non-renewal (20 years) or through the contract cancellation process. Based on the most recent information available from the County, these contracts are active and notices of non-renewal have not been submitted. This conflict with Williamson Act contracted land is a significant impact. (DEIR, p 3-36); (FEIR p. 3-4)</p> | <p>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:</p> <ul style="list-style-type: none"> <li>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</li> <li>b. The boundaries of Target Areas B and V will be modified to exclude the acreage within a Williamson Act contract.</li> </ul> <p>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. (FEIR, p 3-2)</p> | LTS  | <p>Changes or alterations have been required in, or incorporated into the project, which avoid the significant effects on the environment.</p> <p>The City Council hereby directs that Mitigation Measure AG-2 be adopted. Implementation of Mitigation Measure AG-2 would reduce the significant impact resulting from potential conflict from proposed future urban development within Target Area B and Target Area V with existing Williamson Act contracts to less than significant. (DEIR, p. 3-36) Alternative 4 substantially lessens the significant impact associated with conflict with Williamson Act zoning. (DEIR p. 6-38)</p> |
| <p><b><i>FUTURE DEVELOPMENT WITHIN TARGET AREA B WOULD CONFLICT WITH A PERMANENT AGRICULTURAL CONSERVATION EASEMENT (Potentially Significant)</i></b></p> <p>A portion of Target Area B is within the boundary of a permanent agricultural conservation easement.</p>  | <p>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:</p> <ul style="list-style-type: none"> <li>a. Development will be prohibited within parcels under permanent agricultural</li> </ul>   | LTS  | <p>Changes or alterations have been required in, or incorporated into, the project, which avoid the significant effects on the environment.</p> <p>The City Council hereby directs that Mitigation Measure AG-3 be adopted. Implementation of Mitigation Measure AG-3 would reduce the conflict from proposed future urban development within Target Area B with the existing agricultural</p>   |

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| Land held under this easement is to be protected in perpetuity for the purpose enumerated in the easement documentation, including in most cases, the continuation of agricultural production. This conflict is a significant impact. (DEIR, p 3-37)   | <p>conservation easement; or</p> <p>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.</p> <p>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. (DEIR, pp. 3-37 – 3-38)</p>  |  | conservation easement to less than significant. (DEIR, pp. 3-37 and 6-38)   |
| <p><b><i>DEVELOPMENT OF URBAN USES WITH POTENTIAL TO FACILITATE CONVERSION OF IMPORTANT FARMLAND TO NON-AGRICULTURAL USE (Potentially Significant)</i></b></p> <p>Development of the Target Areas in locations adjacent to active agricultural operations could lead to land use conflicts between the two uses. Conflicts can include inconveniences or discomforts associated with dust, smoke, noise, and odor from agricultural operations; restrictions on agricultural operations (such as pesticide application) along interfaces with urban uses; conflicts with farm equipment and vehicles using roadways; and trespassing and vandalism on active farmlands. (DEIR, pp. 3-38 to 3-40)</p> | 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. (DEIR, pp. 3-40-3-41) | LTS  | <p>Changes or alterations have been required in, or incorporated into the project, which avoid the significant effects on the environment.</p> <p>The City Council hereby directs that Mitigation Measure AG-4 be adopted. Implementation Mitigation Measure AG-4 will, in combination with implementation of related EDE policies and the City's Right-to-Farm condition of approval, assure that potentially significant urban development/agricultural land use conflicts are identified and reduced to a less-than-significant level. (DEIR, pp. 3-40 and 6-38)</p> |
| <b><i>CUMULATIVE CONTRIBUTION TO CONVERSION OF IMPORTANT FARMLAND TO NON-AGRICULTURAL USE (Cumulatively Significant and Unavoidable)</i></b>   | See AG-1 above.   | CSU  | Changes or alterations have been required in, or incorporated into the project, which mitigate the significant effects on the environment. Even so, the effects remain significant and unavoidable, and no additional mitigation is available to fully  |

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|   |                                       |  | <p>avoid the effects.</p> <p>The City Council hereby directs that Mitigation Measure AG-1 be adopted. Implementation of Mitigation Measure AG-1, which has been required or incorporated into the Project, will not substantially lessen or avoid the severity of this cumulatively significant impact. No mitigation is available to render the effects less than significant. The effects therefore remain cumulatively significant and unavoidable. (DEIR pp. 4-9 and 6-38)</p> <p>The City Council concludes, however, that the Project's benefits outweigh the cumulatively significant unavoidable impact of the Project, as set forth in the Statement of Overriding Considerations.</p> |
| <b>AIR QUALITY</b>  |                                       |  |   |
| <p><b><i>DEVELOPMENT RESULTING IN CONFLICT WITH THE AIR QUALITY PLAN FOR OZONE (No Impact)</i></b></p> <p>The air district reviewed the project description and concluded that a consistency determination was not necessary because the proposed project would not have any residential uses (i.e., it would not increase population beyond that anticipated and accounted for in the Air Quality Plan for ozone). Therefore, the proposed project does not conflict with the Air Quality Plan for ozone. An email from the air district confirming the project description and providing the consistency determination is included in Appendix F. (DEIR, p. 3-59)</p> | No mitigation measures are necessary. | NI   | Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15126.4, subd. (a)(3), 15091.)   |
| <p><b><i>DEVELOPMENT RESULTING IN VIOLATION OF CRITERIA AIR POLLUTANT STANDARDS – OZONE AND PRECURSORS (No Impact)</i></b></p> <p>The air district is in non-attainment for ozone. Air district guidance for analysis of air quality impacts of planning documents consists of assessing consistency with the Air Quality Plan. This analysis is presented above and indicates no impact for ozone and ozone precursors, such as NOX. (DEIR, p. 3-60)</p>   | No mitigation measures are necessary. | NI   | Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15126.4, subd. (a)(3), 15091.)   |
| <p><b><i>DEVELOPMENT RESULTING IN SUBSTANTIAL CUMULATIVE CONTRIBUTION TO THE EXISTING NON-ATTAINMENT STATUS FOR OZONE (No Impact)</i></b></p>   | No mitigation measures are necessary. | NI   | Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15126.4, subd. (a)(3), 15091.)   |

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| <p>The air district is in non-attainment for ozone. Air district guidance for analysis of cumulative air quality impacts consists of assessing consistency with the Air Quality Plan. The analysis in the DEIR indicates no impact for ozone and ozone precursors, such as NOX. (DEIR, p. 3-60)</p>   |   |  |  |
| <p><b><i>VIOLATION OF CRITERIA AIR POLLUTANT STANDARDS – CONSTRUCTION PHASE PARTICULATE MATTER T (Potentially Significant)</i></b></p> <p>The air basin is in non-attainment for the state ambient air quality standard for suspended particulate matter (PM10). Based on analysis conducted by the air district, projects that include earthmoving activities on over 2.2 acres per day or general construction activities on over 8.1 acres per day are correlated with the emission of greater than the air district's threshold of 82 pounds of particulate matter per day. It is possible that future individual projects proposed within the Target Areas could involve grading that exceeds 2.2 acres per day. Therefore, fugitive dust from construction could exceed particulate matter emissions standards, and result in a significant impact. (DEIR, p. 3-60)</p> | <p>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:</p> <ul style="list-style-type: none"> <li>a. Water all active construction sites to prevent visible dust emissions. Frequency should be based on the type of operation, soil, and wind exposure;</li> <li>b. Prohibit all grading activities during periods of high wind (over 15 mph);</li> <li>c. Apply chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days);</li> <li>d. Apply non-toxic binders (e.g., latex acrylic copolymer) to exposed areas after cut and fill operations and hydroseed area;</li> <li>e. Maintain at least 1'-0" of freeboard in haul trucks;</li> <li>f. Plant tree windbreaks or construct windbreaks on the windward perimeter of construction projects adjacent to open land;</li> <li>g. Cover inactive storage piles;</li> <li>h. sweep streets if visible soil material is carried out from the construction site; and/or</li> <li>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</li> </ul> | <p>LTS</p>                                   | <p>Changes or alterations have been required in, or incorporated into the project, which avoid the significant effects on the environment.</p> <p>The City Council hereby directs that Mitigation Measure AQ-1 be adopted. Based on direction provided by the air district, implementation of mitigation measure AQ-1 would reduce this impact to a less-than-significant level. (DEIR, pp. 3-60)</p> <p>Alternative 4 could result in a minor reduction in criteria air emissions volumes (DEIR p.6-41)</p> |

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|   | 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). (DEIR, pp. 3-60-3-61) |  |   |
| <p><b><i>SUBSTANTIAL CUMULATIVE CONTRIBUTION TO THE EXISTING NON-ATTAINMENT STATUS FOR PARTICULATE MATTER (Potentially Significant)</i></b></p> <p>In accordance with the air district's Air Quality Guidelines section 5.4, a project that would result in particulate matter emissions in excess of the project level standard discussed above would also result in a cumulative contribution to the existing non-attainment status for particulate matter. (DEIR, p. 3-61)</p>   | See AQ-1 above.   | LTS  | <p>Changes or alterations have been required in, or incorporated into the project, which avoid the significant effects on the environment.</p> <p>The City Council hereby directs that Mitigation Measure AQ-1 be adopted. Mitigation measure AQ-1 requires fugitive dust emissions measures that would reduce particulate matter emissions to a less-than-significant level (below the project level standard) as identified by the air district. Therefore, as mitigated, cumulative emissions impacts for particulate matter would be less than considerable. (DEIR, pp. 3-61 3-60 and 6-40 to 6-41)</p> |
| <p><b><i>EXPOSURE OF SENSITIVE RECEPTORS TO SUBSTANTIAL POLLUTANT CONCENTRATIONS FROM FUTURE POINT SOURCES OF EMISSIONS WITHIN TARGET AREAS (Less than Significant)</i></b></p> <p>Several of the Target Areas are adjacent to residential areas and schools. Industrial uses are most likely to result in substantial pollutant concentrations. However, Target Area B, which is the only Target Area designated Industrial, is not located near sensitive receptors. Future development within Target Areas designated Retail and Business Park could also potentially result in substantial point source pollutant concentrations, for example, from gasoline dispensing stations, generators, or other equipment.</p> <p>The air district issues permits for stationary emissions sources consistent with the air district's rules and regulations. Required conformance with air district rules and regulations will reduce potential impacts. (DEIR, pp. 3-61-3-62)</p> | No mitigation measures are necessary.   | LTS  | Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15126.4, subd. (a)(3), 15091.)   |
| <p><b><i>EXPOSURE OF SENSITIVE RECEPTORS TO TOXIC AIR CONTAMINANTS RESULTING FROM INCREASED TRAFFIC GENERATED BY THE PROPOSED PROJECT (Less than Significant)</i></b></p> <p>Among the pollutants emitted from operation of motorized vehicles are toxic air contaminants, including diesel particulate matter from diesel engines. The severity of impacts from toxic air emissions is related to the volume of traffic and distance of sensitive receptors from the roadway.</p>  | No mitigation measures are necessary.   | LTS  | Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15126.4, subd. (a)(3), 15091.)   |

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| <p>Guidance issued by the state indicates that a distance of about 500 feet is considered adequate to protect against exposure of sensitive receptors to adverse health effects. In general, urban area roadways with traffic volumes under 100,000 daily trips are considered to have less than significant adverse health effects (California Air Resources Board 2005). (DEIR, pp. 3-62-3-63)</p>   |  |  |  |
| <p><b><i>EXPOSURE OF SENSITIVE RECEPTORS TO CARBON MONOXIDE CONCENTRATIONS RESULTING FROM INCREASED TRAFFIC AND TRAFFIC CONGESTION GENERATED BY THE PROPOSED PROJECT (Less than Significant)</i></b></p> <p>Carbon monoxide emissions from mobile sources (vehicles) has potential to concentrate at substantial levels at heavily congested locations (intersections and along road segments) within a road network.</p> <p>Carbon monoxide levels could potentially exceed acceptable levels along these road segments (and potentially at intersections along these segments due to extending idling of vehicles delayed at the intersections) during periods of highly stable atmospheric conditions. However, several factors combine to make substantial concentrations of carbon monoxide unlikely.</p> <p>Predominant weather conditions in the area include air movement that would help facilitate carbon monoxide dispersion. Congested traffic conditions that otherwise could result in concentration of carbon monoxide would be of short duration. Further, under existing state regulatory and legislative mandates, emissions volumes from all classes of vehicles in the vehicle fleet will continue to decline. Given these factors, substantial concentrations of carbon monoxide are not expected at or along the noted roadway segments and the potential impact would be less than significant. (DEIR, pp. 3-63-3-64)</p> | <p>No mitigation measures are necessary.</p> | <p>LTS</p>                                   | <p>Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15126.4, subd. (a)(3), 15091.)</p> |
| <p><b><i>POTENTIAL TO CREATE OBJECTIONABLE ODORS (Less than Significant)</i></b></p> <p>The proposed project would include industrial land uses that could emit odors, such as agricultural processing plants. Target Area B, which is located along U. S. Highway 101, is the only location planned for industrial land uses. There are no residences or other odor- sensitive uses located within one and one-half miles of this location; and</p>   | <p>No mitigation measures are necessary.</p> | <p>LTS</p>                                   | <p>Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15126.4, subd. (a)(3), 15091.)</p> |



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| <p>odors, if any, would not affect sensitive uses.</p> <p>Air district Rule 402 prohibits any mobile or stationary source generating an objectionable odor, with the exception of odors emanating from certain agricultural operations. California Health and Safety Code section 41700 and air district Rule 402 prohibit emissions of air contaminants from any source that cause nuisance or annoyance to a considerable number of people or that present a threat to public health or cause property damage. Compliance with these rules would preclude land uses proposed under the proposed project from emitting objectionable odors. Therefore, the proposed project would not result in significant objectionable odors. (DEIR, pp. 3-64-3-65)</p> |  |  |   |
| <b>BIOLOGICAL RESOURCES</b>   |  |  |   |
| <p><b><i>FUTURE DEVELOPMENT WITHIN ANY OF THE TARGET AREAS MAY IMPACT SPECIAL-STATUS CONGDON'S TARPLANT (Potentially Significant)</i></b></p> <p>Due to this species' affinity for disturbed areas and strips of ruderal vegetation, it could occur within any of the Target Areas. during the reconnaissance field surveys. Removal of this plant species from within the Target Areas would be a significant impact. (DEIR, p. 3-93)</p>  | <p>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.</p> <p>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</p> | LTS  | <p>Changes or alterations have been required in, or incorporated into the project, which avoid the significant effects on the environment.</p> <p>The City Council hereby directs that Mitigation Measure BIO-1 be adopted. 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, this impact is less than significant. (DEIR pp. 3-95 and 6-41)</p> |

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|   | <p>methods for Congdon's tarplant seed collection from the impact area, preparation of 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.</p> <p>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. (DEIR pp. 3-93-3-95)</p>   |  |   |
| <p><b><i>FUTURE DEVELOPMENT WITHIN TARGET AREAS F, K, V MAY IMPACT FEDERALLY AND/OR STATE-LISTED CALIFORNIA TIGER SALAMANDER AND CALIFORNIA RED-LEGGED FROG (Potentially Significant)</i></b></p> <p>Disturbance to drainages within Target Area V, agricultural habitat within Target Areas F, K, or V may result in the harassment, habitat removal, or direct mortality of CTS, a federally and state-listed Threatened species; and CRLF, a federally listed Threatened and California Species of Special Concern. If a wandering or aestivating CRLF or CTS were killed, injured, or harassed this would also constitute a 'take' under the ESA and/or CESA, and incidental take permits from the USFWS and CDFW would be required to proceed with work. An unauthorized "take" represents a potentially significant impact. (DEIR, p. 3-94)</p> | <p>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.</p> <p>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.</p> <p>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</p> | LTS  | <p>Changes or alterations have been required in, or incorporated into the project, which avoid the significant effects on the environment.</p> <p>The City Council hereby directs that Mitigation Measure BIO-2 be adopted. 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. (DEIR p. 3-96 and 6-41)</p> |

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|  | <p>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.</p> <p>The contractor shall avoid the use of monofilament netting including in temporary and permanent erosion control materials (fiber rolls and blankets).</p> <p>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:</p> <ul style="list-style-type: none"> <li>▪ 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;</li> <li>▪ Depositing funds into an USFWS and CDFW approved in-lieu fee program; or</li> <li>▪ 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. (DEIR pp. 3—94 to 3-96)</li> </ul> |  |                  |

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| <p><b><i>FUTURE DEVELOPMENT WITHIN ANY OF THE TARGET AREAS MAY IMPACT NESTING BIRDS (Potentially Significant)</i></b></p> <p>Implementation of a project within any of the Target Areas or may result in impacts to nesting birds, which is considered a significant adverse environmental impact. Protected nesting birds - including the California Species of Special Concern northern harrier and yellow-breasted chat; the federal and California Species of Special Concern yellow warbler and tricolored blackbird; and the California Fully Protected white-tailed kite - have the potential to nest in any of the Target Areas. Construction noise has the potential to impact nesting birds (including raptors) protected under the federal Migratory Bird Treaty Act and California Fish and Game Code if construction activities occur during the nesting bird season (February 1 through September 15). If protected species are nesting in or adjacent to a proposed development site during the nesting season, then construction activities could result in the loss of fertile eggs or nestlings, or otherwise lead to nest abandonment. (DEIR, p. 3-96)</p> | <p>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.</p> <p>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. (DEIR, pp. 3-96-3-97)</p>   | LTS  | <p>Changes or alterations have been required in, or incorporated into the project, which avoid the significant effects on the environment.</p> <p>The City Council hereby directs that Mitigation Measure BIO-3 be adopted. 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. (DEIR, pp. 3-96-3-97 and 6-41)</p> |
| <p><b><i>FUTURE DEVELOPMENT WITHIN ANY OF THE TARGET AREAS MAY IMPACT SPECIAL-STATUS WESTERN BURROWING OWL (Potentially Significant)</i></b></p> <p>Construction of development projects within any of the Target Areas could result in significant impacts to western burrowing owls. Ground disturbance and development could result in the destruction of burrows occupied by burrowing owls. (DEIR, p. 3-97)</p>  | <p>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.</p> <p>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)</p> | LTS  | <p>Changes or alterations have been required in, or incorporated into the project, which avoid the significant effects on the environment.</p> <p>The City Council hereby directs that Mitigation Measure BIO-4 be adopted. 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. (DEIR pp. 3-98 and 6-41)</p>  |

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|  | <p>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.</p> <p>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. (DEIR pp. 3-97-3-98)</p>   |  |   |
| <p><b><i>FUTURE DEVELOPMENT WITHIN ANY OF THE TARGET AREAS MAY IMPACT SPECIAL-STATUS BATS (Potentially Significant)</i></b></p> <p>Construction of projects proposed within any of the Target Areas could result in in significant impacts to special-status bats, including hoary bat, pallid bat, Townsend's big-eared bat, and Yuma myotis. Development could result in the destruction of roost and natal sites occupied by special-status bats. Vegetation clearing and building demolition could destroy occupied habitat if present. (DEIR, p. 3-100)</p> | <p>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.</p> <p>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.</p> <p>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:</p> <ol style="list-style-type: none"> <li>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</li> </ol> | LTS  | <p>Changes or alterations have been required in, or incorporated into the project, which avoid the significant effects on the environment.</p> <p>The City Council hereby directs that Mitigation Measure BIO-6 be adopted. 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. (DEIR, pp. 3-101 and 6-41)</p> |

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|   | <p>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.</p> <p>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.</p> <p>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. (DEIR, pp. 3-100-3-101)</p> |  |  |
| <p><b><i>FUTURE DEVELOPMENT WITHIN TARGET AREA V MAY IMPACT JURISDICTIONAL WETLANDS AND WATERS (Potentially Significant)</i></b></p> <p>Based on the results of the reconnaissance-level surveys and review of maps from the USFWS National Wetlands Inventory, Target Area V potentially contains jurisdictional wetlands and/or</p> | <p>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.</p>   | LTS  | <p>Changes or alterations have been required in, or incorporated into the project, which avoid the significant effects on the environment.</p> <p>The City Council hereby directs that Mitigation Measure BIO-7 be adopted. 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</p> |

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| waters of the U.S. or State. Filling wetlands and waterways is a significant environmental impact. (DEIR, p. 3-101)    | <p>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.</p> <p>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</p> <p>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.</p> <p>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.</p> <p>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. (DEIR, pp.3-101-3-102)</p> |  | <p>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. (DEIR, p. 3-102) Alternative 4 substantially lessens the impact on freshwater emergent wetland. (DEIR p. 6-41)</p> |
| <b>CLIMATE CHANGE</b>  |  |  |  |
| <b><i>GENERATION OF CUMULATIVELY SIGNIFICANT GREENHOUSE GAS EMISSIONS.</i></b><br><i>(Significant and Unavoidable)</i> | 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  | Significant and Potentially Unavoidable      | <p>Changes or alterations have been required in, or incorporated into the project, which mitigate the significant effects on the environment. Even so, the effects remain significant and unavoidable, and no additional mitigation is available to fully avoid the effects.</p> <p>The City Council hereby directs that Mitigation Measure GHG-1 be adopted. While mitigation measure GHG-1 would result in reduced GHGs, it is possible that individual projects may not</p>   |

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|  | <p>GHGs associated with individual projects. The GGRP shall include the following:</p> <p>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. Calculation of an unmitigated annual project GHG emissions projection using an acceptable modeling tool such as CalEEMod.</p> <p>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.</p> <p>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.</p> <p>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</p> |  | <p>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. (DEIR, pp. 3-134 and 6-41 to 6-42)</p> <p>The City Council concludes, however, that the Project's benefits outweigh the significant unavoidable impact of the Project, as set forth in the Statement of Overriding Considerations.</p> <p>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. (DEIR, pp. 3-134 and 6-41 to 6-42)</p> |



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|  | <p>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:</p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> </ul> <p>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. (DEIR, pp. 3-132 to 3-134)</p> |  |  |
| <b>CONFLICT WITH AN APPLICABLE PLAN, POLICY, OR REGULATION ADOPTED FOR</b> | See GHG- 1 above.  | LTS  | Changes or alterations have been required in, or incorporated into the project, which avoid the significant effects on the |

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| <p><b><i>THE PURPOSE OF REDUCING THE EMISSIONS OF GREENHOUSE GASES (Potentially Significant)</i></b></p> <p>The General Plan Supplemental EIR is the only City document that provides specific direction for directly and indirectly reducing GHG emissions from land use development projects. The City considers the measures to be applicable to all development unless alternative mitigation from a subsequent environmental analysis is applied (DEIR, p. 3-134).</p>   |   |  | <p>environment.</p> <p>The City Council hereby directs that Mitigation Measure GHG-1 be adopted. GHG reduction measures required pursuant to mitigation measure GHG-1 above are consistent with the intent of current and future statewide GHG reduction legislation and regulations, and with current and future expectations of local, regional, and state stakeholders regarding the City's effort to reduce GHG emissions from new development. Implementation of mitigation measure GHG-1 would ensure that new development in the Target Areas is consistent with applicable GHG reduction plans that are in effect at the time individual project applications are deemed complete by the City. As a result, the significant impact would be reduced to less than significant. (DEIR, pp. 3-135 and 6-41 to 6-42)</p> |
| <b>CULTURAL RESOURCES</b>   |   |  |  |
| <p><b><i>POTENTIAL FOR CONSTRUCTION ACTIVITIES SUCH AS EXCAVATIONS, GRADING, OR TRENCHING ASSOCIATED WITH DEVELOPMENT WITHIN THE TARGET AREAS TO ADVERSELY AFFECT HISTORICAL RESOURCES (Potentially Significant)</i></b></p> <p>Results of the historical map review indicate that historic-era structures exist in the Target Areas B and K that have never been recorded. Although historic structures were not identified in the remaining Target Areas additional historical structures may be present. Modifying or removing significant historic structures, i.e., structures listed or eligible for listing, is a significant impact. (DEIR, p. 3-152)</p> | <p>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.</p> | LTS  | <p>Changes or alterations have been required in, or incorporated into the project, which avoid the significant effects on the environment.</p> <p>The City Council hereby directs that Mitigation Measure CR-1 be adopted. Implementation of the CR-1 would ensure that impacts to significant historical resources, if present, from development within Target Areas, would be reduced to less than significant. (DEIR, pp. 3-152 and 6-42)</p>   |
| <p><b><i>CONSTRUCTION ACTIVITIES SUCH AS EXCAVATIONS, GRADING, OR TRENCHING ASSOCIATED WITH FUTURE DEVELOPMENT WITHIN THE TARGET AREAS COULD UNCOVER AND DAMAGE BURIED ARCHAEOLOGICAL RESOURCES IF PRESENT (Potentially Significant)</i></b></p> <p>The results of the archaeological sensitivity modeling indicate all Target Areas have moderate to high or high sensitivity for presence of surface or buried archaeological resources. Some of these could turn out to be "unique." Ground disturbance and subsurface excavations associated with future</p>  | <p>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).</p> <p>CR-3. The following language shall be included in any permit associated with earth moving activities for development projects proposed within Target Areas:</p>   | LTS  | <p>Changes or alterations have been required in, or incorporated into the project, which avoid the significant effects on the environment.</p> <p>The City Council hereby directs that Mitigation Measures CR-2 and CR-3 be adopted. Implementation of CR-2 and CR-3 would reduce impacts on unknown but potentially present and significant archaeological resources to less than significant. (DEIR, pp. 3-153 and 6-42)</p>   |

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| development within these areas could uncover and damage archaeological resources if present. Damage to such resources could be a significant impact. (DEIR, pp. 3-153-3-154)  | 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. (DEIR, p. 3-153)  |  |  |
| <p><b><i>DESTRUCTION OR LOSS OF PALEONTOLOGICAL RESOURCES FROM GROUND DISTURBING DEVELOPMENT ACTIVITIES FOR FUTURE DEVELOPMENT WITHIN TARGET AREAS (Potentially Significant)</i></b></p> <p>Twelve fossil sites have been identified as having outstanding scientific value within Monterey County. None of these sites is located in the vicinity of the Target Areas. Although the geologic formations present in these areas are not likely to contain fossils of significant scientific value, paleontological resources could nevertheless be present. Impacts to paleontological resources could result from grading, excavations, and other ground disturbing activities. (DEIR, p. 3-153)</p> | <p>CR-4. The following language shall be included in any permit associated with earth moving activities for development projects proposed within Target Areas:</p> <p>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. (DEIR, p. 3-154)</p>   | LTS  | <p>Changes or alterations have been required in, or incorporated into the project, which avoid the significant effects on the environment.</p> <p>The City Council hereby directs that Mitigation Measure CR-4 be adopted. Implementation of CR-4 would reduce this impact to a less-than-significant level by requiring appropriate treatment of human remains if uncovered during construction activities. . (DEIR, pp. 3-154 and 6-42)</p>        |
| <p><b><i>POTENTIAL FOR DISTURBANCE OF UNKNOWN HUMAN REMAINS FROM CONSTRUCTION ACTIVITIES INCLUDING GRADING AND EXCAVATIONS WITHIN THE TARGET AREAS (Potentially Significant)</i></b></p> <p>The cultural resources report concluded that no human remains have been encountered or documented within the Target Areas. Nevertheless, the potential exists that human remains could be disturbed if present. The impact of disturbing these remains would be significant. (DEIR, p. 3-154)</p>   | <p>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</p> | LTS  | <p>Changes or alterations have been required in, or incorporated into the project, which avoid the significant effects on the environment.</p> <p>The City Council hereby directs that Mitigation Measure CR-5 be adopted. Implementation of CR-5 would reduce this impact to a less-than-significant level by requiring appropriate treatment of human remains if uncovered during construction activities. . (DEIR, pp. 3-154 -3-155 and 6-42)</p> |

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|   | 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. (DEIR, p. 3-154) |  |  |
| <b>GEOLOGY AND SOILS</b>  |   |  |  |
| <p><b><i>EXPOSURE OF PEOPLE AND STRUCTURES TO HAZARDS ASSOCIATED WITH SEISMIC SHAKING (Less than Significant)</i></b></p> <p>Future development within the Target Areas will likely be subject to significant seismic ground shaking in the event of an earthquake on one or more active and potentially active faults in the County and vicinity. If improvements and structures are not constructed to withstand expected shaking intensities, such facilities could be damaged with associated risks to public health and safety. This would be considered a significant adverse environmental impact.</p> <p>All future development within the Target Areas must be constructed consistent with the seismic safety standards contained in the CBC, which are adopted by the City. The City includes this requirement as a standard condition of approval for all new development projects. (DEIR, p. 3-167)</p> | No mitigation measures are necessary.   | LTS  | Conformance with the CBC and the City's related condition of approval will reduce the potential impacts from seismic shaking to a less-than-significant level. No mitigation measures are necessary. (DEIR, pp. 3-167 and 6-42)  |
| <p><b><i>EXPOSURE OF PEOPLE AND STRUCTURES TO LIQUEFACTION HAZARDS (Less than Significant)</i></b></p> <p>It is possible that seismic shaking-induced liquefaction hazards could pose a risk to public health and safety if buildings and/or other improvements are damaged during a liquefaction event. The potential for development within any given Target Area to be subject to liquefaction risk is dependent on site-specific conditions. All future development within the Target Areas must be constructed consistent with the seismic safety standards contained in the CBC, which are adopted by the City. The City includes this requirement as a</p>   | No mitigation measures are necessary.   | LTS  | Building plans and design drawings are subject to review and approval by the City of Salinas Permit and Inspection Services Division for consistency with the recommendations. This analysis and design process will reduce potential significant hazards impacts from liquefaction to a less-than-significant level. No mitigation measures are necessary. (DEIR, pp. 3-168 and 6-42) |

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| <p>standard condition of approval for all new development projects.</p> <p>The City will require that developers of future projects within the Target Areas to prepare detailed geotechnical investigations. The investigations will generally include soil borings to evaluate subsurface conditions to fully characterize the extent of seismic/liquefaction hazards. Project developers will be required to incorporate all recommendations from their respective geotechnical reports into the design of their projects to minimize liquefaction hazard risk. (DEIR, p. 3-167-3-168)</p>  |                                       |  |   |
| <p><b>POTENTIAL FOR SOIL EROSION DURING CONSTRUCTION AND OPERATION OF NEW DEVELOPMENT WITHIN TARGET AREAS (Less than Significant)</b></p> <p>During construction of improvements, erosion of exposed soil surfaces and/or from exposure to concentrated storm water runoff from development sites during storm events is possible. Soil erosion can lead to degradation of downstream surface water bodies.</p> <p>General Plan Policy COS-1.6 requires that the City enforce NPDES requirements and participate in regional efforts to protect and enhance water quality. Implementation Program COS-1 requires new development projects and substantial rehabilitation projects to incorporate BMPs pursuant to the City's NPDES permit to ensure that the City complies with applicable state and federal regulations. New development must also comply with the City's Standard Specifications, Design Standards, and Standard Plans starting on page 137 under Standards to Control Excavations, Cuts, Fills, Clearing, Grading, Erosion, and Sediment. I (DEIR, p. 3-168)</p> | No mitigation measures are necessary. | LTS  | Implementation of General Plan Policy COS-1.6 and Implementation Program COS-1, and required project consistency with the grading standards would ensure that potential soil erosion impacts are less than significant. No mitigation measures are required.  |
| <p><b>POTENTIAL IMPACTS TO STRUCTURES AND INFRASTRUCTURE FROM EXPANSIVE SOILS (Less than Significant)</b></p> <p>Soils within the Target Areas have varying potential for expansiveness. As described previously, as a standard condition of approval for new development projects, the City will require project applicants to prepare detailed geotechnical</p>   | No mitigation measures are necessary. | LTS  | Conformance of future development with the performance standards contained in the CBC would be assured through review and approval of project development plans by the City of Salinas Permit and Inspection Development and Engineering Services Divisions. Therefore, the potential impact from expansive soil would be less than significant. No mitigation measures are necessary. (DEIR, pp. 3-168 and 6-42) |

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| <p>investigations. Soils conditions will be evaluated as part of the investigation to characterize potential hazards from expansive soils.</p> <p>Conformance of future development with the performance standards contained in the CBC would be assured through review and approval of project development plans (DEIR, p. 3-168)</p>  |   |  |  |
| <b>HAZARDS AND HAZARDOUS MATERIALS</b>  |   |  |  |
| <p><b><i>ACCIDENTAL RELEASE OF HAZARDOUS MATERIALS USED BY DEVELOPMENT WITHIN THE TARGET AREAS COULD RESULT IN POTENTIAL HAZARDS TO THE PUBLIC OR ENVIRONMENT (Less than Significant)</i></b></p> <p>Construction and operations of future development within Target Areas B, F, K, L2, N and V could involve transport, use, storage, and/or disposal of hazardous materials. These materials could include, but not be limited to lubricants, fuels, solvents, and pesticides/fertilizers. Accidents occurring from the routine use, storage, and transport of hazardous materials could result in a significant adverse environmental impact. (DEIR, p. 3-184)</p> <p>Businesses and operations that engage in the routine use, storage, and transport of hazardous materials are regulated through a variety of federal, state, and local regulations, as summarized in the Regulatory Setting DEIR pp. 3-171 to 3-182)</p> | No mitigation measures are necessary.   | LTS  | <p>The Monterey County Department of Environmental Health implements federal and state hazardous materials management regulations to protect the public health and environment. All qualifying businesses must register with and prepare a hazardous materials business plan that is approved by the Monterey County Department of Environmental Health, which also inspects and monitors businesses for conformance with the business plan. Compliance with hazardous materials management plans and monitoring of these businesses as required would eliminate or reduce the potential impacts from accidents occurring from the routine use, storage, and transport of hazardous materials within Target Areas to a less-than-significant level. No mitigation measures are necessary. (DEIR, pp. 3-184 and 6-43)</p> |
| <p><b><i>PUBLIC OR ENVIRONMENTAL HAZARDS FROM EXPOSURE TO AGRICULTURAL CHEMICAL RESIDUES IN SITE SOILS DURING CONSTRUCTION OF NEW DEVELOPMENT WITHIN TARGET AREAS (Potentially Significant)</i></b></p> <p>Agricultural production has been the predominant historical land use activity within the Target Areas. Previous agricultural practices may have resulted in accumulation of agricultural chemical residues in surface soils. If potentially harmful levels of agricultural chemicals are present, grading and earthmoving activities could expose construction workers and the general public to contaminated soils that pose a health risk. (DEIR, p. 3-184)</p>  | 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. (DEIR, p. 3-184) | LTS  | <p>Changes or alterations have been required in, or incorporated into the project, which avoid the significant effects on the environment.</p> <p>The City Council hereby directs that Mitigation Measure HAZ-1 be adopted. Implementation of HAZ-1 would reduce potentially significant impacts from the exposure of construction workers and the general public to contaminated soils that pose a health risk to less than significant. (DEIR, pp. 3-184 and 6-43)</p>   |
| <p><b><i>PUBLIC OR ENVIRONMENTAL HAZARDS FROM EXPOSURE TO AERIALY DEPOSITED</i></b></p>   | HAZ-2. Project proponents within portions of Target Areas located adjacent to U.S. Highway 101 shall  | LTS  | Changes or alterations have been required in, or incorporated into the project, which avoid the significant effects on the   |

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| <p><b><i>LEAD IN SOILS DISTURBED BY CONSTRUCTION ACTIVITIES (Potentially Significant)</i></b></p> <p>It is possible that aurally deposited lead from vehicle exhaust is present in soils located along the highway margins in concentrations that exceed safe levels. The material could be hazardous if disturbed and released during future construction activities within the noted Target Areas that are located near the highway. This would be considered a potentially significant adverse environmental impact. If aurally deposited lead is found to be present in elevated concentrations, affected soils may need remediation and disposal at a Class I landfill. Special health and safety procedures for workers working near lead contaminated areas may be necessary. (DEIR, p. 3-185)</p> | <p>retain a qualified expert to provide evidence about the potential presence of aurally deposited lead in Target Areas soils. If evidence suggests the presence of aurally deposited lead, project proponents shall retain a qualified expert to conduct soil testing for aurally 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 aurally 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.</p> <p>HAZ-3. If the aurally 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. (DEIR, pp. 3-185-3-186)</p> |  | <p>environment.</p> <p>The City Council hereby directs that Mitigation Measures HAZ-2 and HAZ-3 be adopted. Implementation of these mitigation measures would reduce potentially significant risks to public health and safety from lead exposure to less than significant. (DEIR, p. 3-186) Alternative 4 has the ability to lessen the aurally deposited lead impact (DEIR, p. 6-43)</p> |
| <p><b><i>POTENTIAL FOR NEW DEVELOPMENT WITHIN TARGET AREAS TO RELEASE HAZARDOUS MATERIALS WITHIN ONE-</i></b></p>   | <p>No mitigation measures are necessary.</p>   | <p>LTS</p>                                   | <p>Future development within the Target Areas must conform to local, state, and federal hazardous materials management regulations, including those that address land use compatibility</p>  |

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| <p><b><i>QUARTER MILE OF AN EXISTING SCHOOL (Less than Significant)</i></b></p> <p>Currently, four public schools are located within one-quarter mile of Target Areas K, L2, and V. Gavilan View Middle School is located near the eastern boundary of Target Area K. At this time, it is unknown what types of specific projects may locate in Target Areas K, L2, or V or whether future projects may have an elevated risk from use, storage, or transport of hazardous materials.</p> <p>Future development within the Target Areas must conform to local, state, and federal hazardous materials management regulations, including those that address land use compatibility and siting restrictions. Each future project will be subject to review by the City. Projects which may pose elevated risk from hazardous materials may also be required to obtain permits from local agencies (e.g. Monterey County), and/or state or federal responsible agencies to ensure such risks are minimized. (DEIR, p. 3-186)</p> |                                       |  | and siting restrictions. Each future project will be subject to review by the City. Projects which may pose elevated risk from hazardous materials may also be required to obtain permits from local agencies (e.g. Monterey County), and/or state or federal responsible agencies to ensure such risks are minimized. (DEIR, pp. 3-186 and 6-43)  |
| <p><b><i>NEW DEVELOPMENT PROPOSED WITHIN TARGET AREAS INTERFERE WITH AN ADOPTED EMERGENCY RESPONSE PLAN (Less than Significant)</i></b></p> <p>While future development within the Target Areas would add to demand for use of emergency routes, such development would not physically interfere with the ability of the County to deploy identified emergency evacuation routes for evacuation.</p>  | No mitigation measures are necessary. | LTS  | The proposed project would also not interfere with the City's Mitigation Action Plan. The Mitigation Action Plan outlines the City's responsibility for implementation of specific mitigation actions for natural or man-made hazards throughout the City. (DEIR, p. 3-187 and 6-43)   |
| <b>HYDROLOGY AND WATER QUALITY</b>  |                                       |  |  |
| <p><b><i>CHANGES TO EXISTING DRAINAGE PATTERNS WITHIN TARGET LEADING TO EROSION, DEGRADED SURFACE AND GROUNDWATER QUALITY, AND VIOLATION OF WATER QUALITY STANDARDS (Less than Significant)</i></b></p> <p>Urban development generally introduces pollutants such as oil and grease and natural and non-natural debris than can be carried in storm water runoff and delivered directly or indirectly to receiving waters. Storm water that travels through landscaped or other pervious developed portions of a development site can also be contaminated with pesticides, fertilizers, and other materials. Where</p>   | No mitigation measures are necessary. | LTS  | <p>Individual projects within the Target Areas will be required to comply with the City's NPDES Permit for Discharges of Storm Water Associated with Construction Activities. By implementing BMPs included in the SWPPP or erosion and sediment control plan, individual development projects will have a less-than-significant impact on surface and groundwater water quality from erosion/sedimentation or from potential violation of water quality standards. (DEIR, p. 3-203)</p> <p>New development within the Target Areas will be designed and implemented consistent with NPDES and SWDS requirements as is required, post-construction impacts on surface and groundwater quality from erosion/sedimentation or violation of water quality standards due to changes to existing drainage patterns Similarly, impacts from changes to existing drainage</p> |



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| contaminated storm water is delivered into a regulated storm drainage system and then discharged directly or indirectly into a surface water body, water quality degradation can occur.   |                                       |  | patterns and related contribution of urban pollutants indirectly discharged into the Salinas River, which recharges the Salinas Valley Groundwater Basin would be less than significant and NPDES waste discharge requirements would not be violated. (DEIR, pp. 3-205 and 6-43)  |
| <p><b><i>GENERATION OF STORM WATER RUNOFF FROM TARGET AREAS WITH POTENTIAL TO RESULT IN LOCALIZED FLOODING (Less than Significant)</i></b></p> <p>Existing pervious agricultural soil cover would be converted to impervious surfaces. New development would result in significant increases in impervious area that in turn would result in substantial increases in the volume and rate of storm water runoff relative to existing conditions.</p> <p>The Target Areas are currently largely in agricultural use. They do not contain municipal storm drainage infrastructure designed to City standards. For urban development within the Target Areas other than Target Area V to proceed, they must first be annexed to the City. Upon annexation, pursuant to General Plan implementation program LU-17, and policy LU-8.2, developers of individual projects must install storm drainage facilities (collection, conveyance and disposal) to meet the demand they create due to their generation of increased storm water runoff. (DEIR, p. 3-206)</p> | No mitigation measures are necessary. | LTS  | The City will review storm drainage plans for individual future projects within Target Areas for conformance with City storm drainage facility design standards and SWDS requirements prior to approving initial land use entitlements. With this action and payment of storm drainage fees as required, impacts from localized flooding under post-development conditions due to changes in existing drainage patterns or generation of surface water runoff that exceeds capacity of existing or planned storm water drainage systems would be less than significant. (DEIR, pp. 3-206 and 6-43)  |
| <p><b><i>FLOOD HAZARDS RESULTING FROM DEVELOPMENT WITHIN TARGET AREAS F AND V (Less than Significant)</i></b></p> <p>Target Areas F and V are located within flood hazard zones as mapped by FEMA. Impacts to public safety and/or improvements constructed within these flood zones are possible if future development is not designed to minimize exposure to or resist damage from flood hazards. (DEIR, p. 3-206)</p>   | No mitigation measures are necessary. | LTS  | Through the development permit review process, the City's floodplain administrator will review future development plans for projects within Target Areas F and V for conformance with the City's Floodplain Ordinance. Required consistency of new development with the regulations will ensure that such development will not impede or redirect flood flows or expose people or structures to flood-related risks. As such flood-related hazards are less than significant. (DEIR, p. 3-207) Alternative 4 reduces exposure of future development to flood hazards and better complies with flood management regulations. (DEIR, p. 6-43) |
| <p><b><i>PROPERTY DAMAGE OR RISK FROM DEVELOPMENT LOCATED IN A DAM INUNDATION ZONE (Less than Significant)</i></b></p> <p>Portions of the City could be inundated in the event of a failure of the Nacimiento and San Antonio dams. According to the City's Multihazards Emergency Plan, in the event that one of these dams were to fail during a normal wet</p>   | No mitigation measures are necessary. | LTS  | The City is not required by CEQA to address the extent to which existing risks associated with Nacimiento and San Antonio dams could affect future occupants or users of lands that might be developed in the future. Future development under the proposed project does not create any risk of exacerbating whatever risks exist with respect to these two facilities. Thus, readers should treat the discussion of this impact on future project residents and users as being beyond the scope  |

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| river flow, approximately two thirds of the City would be flooded within 22 hours after failure. The 2007 County General Plan EIR concluded that potential for severe inundation in the Salinas Valley should either Nacimiento or San Antonio dams fail is unlikely. (DEIR, p. 3-207)  |  |   | of CEQA. The discussion has been provided to the public on a voluntary basis in the interests of full disclosure. (DEIR, pp. 3-208 and 6-43)   |
| <b>NOISE</b>  |  |   |  |
| <p><b><i>EXPOSURE OF FUTURE DEVELOPMENT WITHIN THE TARGET AREAS TO TRAFFIC NOISE LEVELS IN EXCESS OF STANDARDS (Potentially Significant)</i></b></p> <p>Under year 2045 plus Target Area buildout conditions, traffic volumes on local roadways will increase. The proposed project would contribute to traffic noise levels through generation of new traffic. New development within the Target Areas will be exposed to traffic noise from roadways located adjacent to them. Noise impacts on future development within the Target Areas would be significant if traffic noise volumes exceed maximum exterior noise exposure levels identified in Table 37-50.50 of the Zoning Ordinance and levels identified in Figure 17, Noise/Land Use Compatibility Matrix, at outdoor uses areas within future commercial, business park/office, and industrial uses planned within the Target Areas. (DEIR pp. 3-226 to 3-230)</p> | <p>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.</p> <p>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.</p> | LTS                                       | <p>Changes or alterations have been required in, or incorporated into the project, which avoid the significant effects on the environment.</p> <p>The City Council hereby directs that Mitigation Measure N-1 be adopted. Implementation of N-1 would reduce exposure of people working in or otherwise utilizing outdoor use areas within the Target Areas to permanent traffic related noise to less than significant. (DEIR, pp. 3-230 and 6-44)</p>  |
| <p><b><i>DEVELOPMENT WITHIN THE TARGET AREAS COULD INCLUDE STATIONARY NOISE SOURCES THAT GENERATE NOISE WHICH EXCEEDS NOISE EXPOSURE STANDARDS AT ADJACENT NOISE SENSITIVE USES (Less than Significant)</i></b></p> <p>Future development projects proposed within the Target Areas will include stationary sources of noise.</p> <p>Stationary noise sources have potential to generate noise intensities that can adversely affect noise sensitive land uses that may be located directly</p>   | No mitigation measures are necessary.  | LTS                                       | <p>The types, locations, and intensities of potential stationary noise sources associated with future development of the Target Areas cannot be known at the level of information available for the proposed project. This information will be provided by applicants for individual future projects once applications for such projects are submitted to the City. If stationary noise sources are proposed which have potential to adversely impact off-site noise sensitive uses, the City may require a noise report to demonstrate whether such impacts may occur and if so, require project design modifications to ensure that maximum noise exposure levels at noise sensitive uses do not exceed standards identified in the Zoning Code. Mitigation measures may be required for individual future project to ensure consistency with Zoning Code standards.(DEIR, pp. 3-231 and</p> |

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| adjacent to the Target Areas. Noise sensitive residential uses are located adjacent to a portion of Target Area V, and a noise sensitive school use is located adjacent to a portion of Target Area K. Residential uses are located across major roadways from Target Areas L2 and N. (DEIR, p. 3-230)   |   |  | 6-44)   |
| <p><b><i>EXPOSURE OF PEOPLE AND STRUCTURES TO EXCESSIVE GROUNDBOURNE VIBRATION DURING CONSTRUCTION ACTIVITIES WITHIN TARGET AREAS (Potentially Significant)</i></b></p> <p>Construction activities associated with development of the Target Areas may be located near existing structures and/or below ground infrastructure. Typical construction activities may include demolition of existing structures, grading, excavations of varying sizes and depths, foundation preparation, and building construction. If demolition of existing improvements is required, it can last several weeks and at times may produce substantial vibration. Excavations for below grade foundations and buildings, and vibratory pile driving to construct and stabilize below grade foundations and walls, and piles or drilled caissons to support building foundations may be required. All of these activities have potential to generate vibration that could adversely affect structures and improvements located within about 200 feet of intense vibration sources such as pile drivers. (DEIR, p. 3-231)</p> | <p>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:</p> <ul style="list-style-type: none"> <li>▪ 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;</li> <li>▪ 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;</li> <li>▪ 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;</li> <li>▪ A plan for making appropriate repairs or providing compensation where damage</li> </ul> | LTS  | <p>Changes or alterations have been required in, or incorporated into the project, which avoid the significant effects on the environment.</p> <p>The City Council hereby directs that Mitigation Measure N-2 be adopted. Implementation of N-2 would ensure that potential impacts to structures and improvements from vibration during construction within the Target Areas would be reduced to less than significant. These measures would ensure that potential damage to structures is avoided by limiting vibration to levels that are compatible with the types and conditions of structures that would be exposed to vibration. (DEIR, p. 3-232) Alternative 4 would lessen impact, but not substantially. (DEIR, p.6-44)</p> |

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|  | <p>has occurred as a result of construction activities; and</p> <ul style="list-style-type: none"> <li>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.</li> </ul> <p>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.</p> |  |   |
| <p><b><i>THE PROPOSED PROJECT WOULD GENERATE TRAFFIC THAT CONTRIBUTES TO A SUBSTANTIAL PERMANENT NOISE LEVEL INCREASE ON THE CITY ROAD NETWORK (Potentially Significant and Unavoidable)</i></b></p> <p>The proposed project will add a significant volume of traffic to the existing road network. Traffic noise levels on three City road segments may exceed the threshold of significance for noise exposure at noise sensitive uses located along the road segments. (DEIR, p. 3-233)</p> | See N-1 above  | SU   | <p>Changes or alterations have been required in, or incorporated into the project, which mitigate the significant effects on the environment. Even so, the effects remain significant and unavoidable, and no additional mitigation is available to fully avoid the effects.</p> <p>Given the scope of the proposed project and expected noise level increases resulting from project traffic, it may not be feasible to reduce substantial traffic noise increases generated by the proposed project at all affected receptors. Even with additional site specific analysis as required per Mitigation Measure N-1, measures available to reduce the project noise level increases may not be reasonable or feasible in all locations where noise reduction is needed. Therefore, the impact is conservatively assumed to be significant and unavoidable. (DEIR, pp. 3-234 and 6-44)</p> <p>The City Council concludes, however, that the Project's benefits outweigh the significant unavoidable impact of the Project, as set forth in the Statement of Overriding Considerations.</p> |
| <p><b><i>THE PROPOSED PROJECT WOULD CAUSE TEMPORARY NOISE INCREASES FROM SHORT-TERM CONSTRUCTION ACTIVITIES (Potentially Significant)</i></b></p> <p>The duration of construction for any individual future project proposed within the Target Areas cannot be known at this time. Any project with a construction period of more than one year may have potential to cause construction noise impacts at nearby uses if construction noise levels exceed</p>                                  | 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   | LTS  | <p>Changes or alterations have been required in, or incorporated into the project, which avoid the significant effects on the environment.</p> <p>The City Council hereby directs that Mitigation Measure N-3 be adopted. Implementation of N-3 would reduce potential impacts from construction noise to less significant by identifying projects with a construction period exceeding one year, determining projected construction noise levels and whether they exceed acceptable levels at nearby uses, and where noise levels exceed acceptable levels, requiring implementation of</p>  |

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| those previously described at noise-sensitive or non-noise sensitive land uses. (DEIR, pp. 3-234- 3-235) | <p>(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.</p> <ul style="list-style-type: none"> <li>▪ 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;</li> <li>▪ Construct temporary noise barriers, where feasible, to screen stationary noise-generating equipment to provide a minimum of 5 dBA noise reduction;</li> <li>▪ Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment;</li> <li>▪ Prohibit unnecessary idling of internal combustion engines;</li> <li>▪ 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;</li> <li>▪ Utilize "quiet" air compressors and other stationary noise sources where possible</li> </ul> |  | construction noise reduction measures to ensure that construction noise does not exceed acceptable levels. (DEIR, pp. 3-235-3-236 and 6-44) |

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|   | <ul style="list-style-type: none"> <li>Locate construction staging areas, material stockpiles, and maintenance/equipment and parking areas as far as feasible from residential receptors;</li> <li>Route all construction traffic via designated truck routes where possible. Prohibit construction related heavy truck traffic in residential areas where feasible; and</li> <li>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.</li> </ul> <p>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. (DEIR, pp. 3-3-236-3-237)</p> |  |   |
| <b>PUBLIC SERVICES</b>  |   |  |   |
| <p><b><i>ENVIRONMENTAL IMPACTS RESULTING FROM FUTURE CONSTRUCTION OF NEW FIRE PROTECTION FACILITIES, THE LOCATIONS OF WHICH ARE UNKNOWN</i></b></p> <p>The Salinas Fire Department currently does not have capacity to provide service to new development within the Target Areas. The proposed project will contribute to future demand for new fire protection facilities, the construction of which could have potential to create adverse impacts.</p> <p>Lacking precise information about whether one or more stations would be required or where a new station(s) may be located, the specific environmental impacts of constructing a new fire station cannot be determined as part of this program EIR. (DEIR, p. 3-241)</p> | No mitigation measures are necessary.   | NI   | Lacking precise information about whether one or more stations would be required or where a new station(s) may be located, the specific environmental impacts of constructing a new fire station cannot be determined as part of this program EIR. Ultimately, the precise impacts of constructing and operating new fire protection facilities, if one or more is needed, will be assessed in future CEQA documentation prepared for the facilities or for a larger project within which a future fire protection facility site is planned. (DEIR, pp. 3-241 and 6-44) |
| <p><b><i>NEW DEVELOPMENT WITHIN TARGET AREAS MAY REQUIRE CONSTRUCTION OF NEW POLICE PROTECTION FACILITIES WHICH MAY RESULT IN ENVIRONMENTAL</i></b></p>   | No mitigation measures are necessary.   | NI   | The new police station on East Alisal Street at the intersection with Work Street will have the capacity to serve the City and all The environmental impacts of constructing the new police station are being addressed through a separate CEQA process conducted specifically for that project. The proposed project   |

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| <p><b><i>IMPACTS (No Impact)</i></b></p> <p>Were buildout of the Target Areas to occur before 2019, the police department would have insufficient capacity to meet the demand from the existing police facility. However, the new police station on East Alisal Street at the intersection with Work Street will have the capacity to serve the City and all planned new developments over the next 35-40 years (DEIR, pp. 3-241-3-242)</p>   |  |  | would have no impact from construction of police protection facilities. (DEIR, pp. 3-241 to 3-242 and 6-44)   |
| <b>TRANSPORTATION</b>   |  |  |   |
| <p><b><i>TRAFFIC FROM YEAR 2045 BUILDOUT OF THE TARGET AREAS WOULD REDUCE THE LEVEL OF SERVICE ON SEVEN CITY ROAD SEGMENTS TO BELOW ACCEPTABLE LOS D (Potentially Significant)</i></b></p> <p>Using the City's Traffic Demand Model the TIA assessed roadway segment Levels of Service on critical facilities within the City's area of influence. The TIA includes analysis of impacts on City road segments that would occur when traffic from buildout of the Target Areas is added to the 2045 condition without the proposed project. Seven City Roadway segments are reduced to below acceptable levels of service.</p> <p>Segments include:</p> <p>Bernal Drive between N. Main Street and Sherwood Drive/Natividad Road LOS E</p> <p>E. Harris Road west of Abbott Street (City segment) LOS F</p> <p>Natividad Road between East Bernal Drive and East Laurel Drive LOS F</p> <p>Old Stage Road between Natividad Road and Russell Road Extension LOS E</p> <p>Russell Road between Van Buren Avenue and San Juan Grade Road LOS F</p> <p>San Juan Grade Road between Boronda and Van Buren Avenue LOS E</p> <p>W. Laurel Drive between U.S. Highway 101 and Adams Street LOS F</p> <p>(DEIR, p. 3-265 to 3-270)</p> | <p>TRANS -1 to TRANS -4 state that the required improvements (roadway widening) to assure that operations of the roadway segments are improved to LOS D, or better are already identified in the City's Traffic Fee Ordinance (TFO) as Projects, 33B, 12, 8, and 13. 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.</p> <p>TRANS -5 to TRANS -7 state that the City will add the required improvements to three segments not currently identified in the TFO. The TFO will be updated to include these three segments 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.</p> <p>(DEIR, pp. 3-271-3-272)</p> | LTS  | <p>Changes or alterations have been required in, or incorporated into the project, which avoid the significant effects on the environment.</p> <p>The City Council hereby directs that Mitigation Measure TRANS -1 to TRANS -7 be adopted. Impacts on all of the City roadway segments can be mitigated to less than significant with implementation of these measures. (DEIR, pp. 3-268 to 3-270 and 6-44 to 6-45)</p> |
| <p><b><i>TRAFFIC FROM YEAR 2045 BUILDOUT OF THE TARGET AREAS WOULD REDUCE THE LEVEL</i></b></p>   | Improvements (road widening) required to mitigate impacts on the five segments is outlined along with a  | SU   | Changes or alterations have been required in, or incorporated into the project, which mitigate significant effects on the   |

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| <p><b><i>OF SERVICE ON FIVE COUNTY ROAD SEGMENTS AND ONE CALTRANS ROAD SEGMENT TO BELOW ACCEPTABLE LOS D (Significant and Unavoidable)</i></b></p> <p>The TIA includes analysis of impacts on County and Caltrans road segments that would occur when traffic from buildout of the Target Areas is added to the 2045 conditions. (DEIR, pp. 3-272 to 3-276)</p> <p>Segments are:</p> <p>Alisal Road between E. Alisal Street and Hartnell Road (County) LOS F</p> <p>Espinoza Road west of U.S. Highway 101 (Partial/Both) LOS F</p> <p>Harris Road west of Abbott Street (County portion outside the city limits) LOS F</p> <p>San Juan Grade Road between Hebert Road and Crazy Horse Canyon Road (County) LOS E</p> <p>Castroville Road (SR 183) between Espinosa Road and SR 156 (Caltrans) LOS F</p>   | <p>discussion about the absence of programs available to fund mitigation of the improvements is found on DEIR, pp. 3-274-3-275. The absence of mitigation programs renders the impacts on these segments significant and unavoidable.</p> |  | <p>environment. Even so, the effects remain significant and unavoidable, and no additional mitigation is available to fully avoid the effects.</p> <p>Improvements to the five County Road segments and one Caltrans segment impacted are within the jurisdiction and responsibility of Caltrans, not the City. Developers of future individual future projects within the Target Areas could potentially mitigate the cumulative impacts of their projects on the impacted County and Caltrans facilities, through the payment of traffic fees identified in applicable traffic fee program(s) designed to mitigate these impacts if such programs were available.</p> <p>Per CEQA Guidelines section 15130(a)(3), if a program(s) is in place to fund circulation improvements designed mitigate the impacts of cumulative development on an affected road network, payment of fair share fees described in the mitigation program(s) by developers of projects that contribute to the impacts serves as adequate mitigation for the impacts. To mitigate its impacts on the County and Caltrans facilities listed above to less than significant, new development within the Target Areas would need to pay its fair share of the costs of the noted improvements. (DEIR, pp. 3-275 and 6-44 to 6-45)</p> |
| <p><b><i>TRAFFIC FROM YEAR 2045 BUILDOUT OF THE TARGET AREAS WOULD REDUCE THE LEVEL OF SERVICE ON FOUR CALTRANS OPERATED U.S. HIGHWAY 101 SEGMENTS TO BELOW ACCEPTABLE LOS D (Less than Significant)</i></b></p> <p>The TIA includes analysis of impacts on U.S. Highway 101 segments that would occur when traffic from buildout of the Target Areas is added to the 2045 condition. Table 41 of the DEIR, p. 3-277 reduce the level of service of the following four segments to below LOS D. The segments are:</p> <p>U.S. Highway 101 between John Street (SR 68) and Market Street</p> <p>U.S. Highway 101 between Main Street (SR 183) and Laurel Drive</p> <p>U.S. Highway 101 between Laurel Street and Boronda Road</p> <p>U.S. Highway 101 between Market Street and Main Street (SR 183)</p> <p>All four segments are included in TAMC's Regional Development Impact Fee Program. Payment of the regional fee by individual project developers whose projects contribute to impacts on</p> | <p>No mitigation measures are necessary.</p>  | <p>LTS</p>                                   | <p>TAMC has included the "U.S. Highway 101 - Salinas Corridor - widen U.S. Highway 101 to 6 lanes within the existing right of way at locations where feasible" as a project included in the RTP. This project is also included in TAMC's Regional Development Impact Fee Program. Payment of the regional fee by individual project developers whose projects contribute to impacts on the U.S. Highway 101 corridor (including the four highway segments identified in Table 42 below), is generally considered to be adequate mitigation for impacts of their individual projects on the highway and would be required as a condition of project approval. At the time building permits are requested, developers of future projects within the Target Areas would be required to pay traffic fees defined in the TAMC Regional Fee program and in any other fee program that has been adopted at that time that is designed to mitigate cumulative impacts on the regional highway system. No mitigation measures are required.</p> <p>The highway widening improvements would also be partially funded through fees collected by the City as part of its TFO. Highway improvements are captured in the City's TFO program as Project 32. (DEIR, pp. 3-277-3-278 and 6-44 to 6-45)</p>                   |



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| the U.S. Highway 101 corridor (including the four highway segments identified in Table 42 below), is considered to be adequate mitigation for impacts of their individual projects on the highway and would be required as a condition of project approval. (DEIR, pp, 3-277-3-278)  |                                       |  |   |
| <b>WASTEWATER</b>  |                                       |  |   |
| <b><i>INCREASE IN WASTEWATER TREATMENT DEMAND FROM TARGET AREA BUILDOUT (Less than Significant)</i></b><br><br>Development within the Target Areas will result in new industrial, retail, and business park development which will produce wastewater that requires treatment. The estimated 0.59 MGD of wastewater from Target Area buildout uses could be accommodated by the regional treatment plant based on current use and future capacity projections. Adding wastewater flows from the proposed project would not result in the need to construct new wastewater treatment facilities, the construction of which may have adverse environmental impacts. No mitigation is required. (DEIR, pp. 3-292 to 3-293 and 6-47) | No mitigation measures are necessary. | LTS  | Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15126.4, subd. (a)(3), 15091.) |
|  |                                       |  |   |
| <b>WATER SUPPLY</b>  |                                       |  |   |
| <b><i>THE PROPOSED PROJECT WOULD REDUCE THE AMOUNT OF GROUNDWATER DEMAND FROM AGRICULTURAL USE OF THE TARGET AREAS BY APPROXIMATELY 556 ACRE-FEET PER YEAR (Beneficial Impact)</i></b><br><br>With implementation of the proposed project, water demand would shift over time from agricultural use to urban demand with retail, industrial, and business park uses within the Target Areas. Net water demand decreases as the proposed industrial and retail uses have lower groundwater demand needs. (DEIR, pp 3-316 to 3-321 and 6-47)   | No mitigation measures are necessary. | Beneficial impact                            | Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15126.4, subd. (a)(3), 15091.) |
| <b><i>POTENTIAL REDUCED GROUNDWATER RECHARGE POTENTIAL AND GROUNDWATER LEVELS FROM DEVELOPMENT OF THE TARGET AREAS (Less than Significant)</i></b>   | No mitigation measures are necessary. | LTS  | Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15126.4, subd. (a)(3), 15091.) |

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| Current post-development storm water management requirements identified in the City's SWDS include measures that must be incorporated into new development to improve the quality of storm water discharged from development sites. Measures such as bioswales and storm water detention facilities allow for storm water recharge (DEIR, pp. 3-321 to 3-322 and 6-47)   |  |  |   |
| <b>OTHER ISSUES</b>  |  |  |   |
| <p><b>Land Use and Planning</b></p> <p>All of the Target Areas are located on existing agricultural land such that their development would not have potential to divide existing developed communities.</p> <p>The potential for the proposed project to conflict with existing plans, policies or regulations that serve to mitigate environmental effects is addressed in other sections of this EIR. General Plan policies and Municipal Code standards that serve these purposes are identified throughout the analysis of individual environmental topics in Section 3.0 where applicable. Where the proposed project may be inconsistent with policies and standards, this is so noted either directly or indirectly through the determination of project impacts and associated mitigation measures. Similarly, plans and policies of other agencies with jurisdiction over/interest in the proposed project are also identified throughout this EIR (DEIR, pp. 3-322-3-323) Alternative 4 does not give rise to inconsistencies with the GSA MOU as it is within the city limits (DEIR, p. 6-43)</p> | No additional mitigation measures are necessary. | LTS  | Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15126.4, subd. (a)(3), 15091.) |
| <p><b>Mineral Resources</b></p> <p>The General Plan EIR identifies that there are no mineral resources within the General Plan planning area (General Plan EIR p. 5.10-2). (DEIR, p. 3-325)</p>  | No mitigation measures are necessary.            | LTS  | Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15126.4, subd. (a)(3), 15091.) |
| <p><b>Population and Housing</b></p> <p>The proposed project would result in construction of new industrial, retail, and business park uses. No new residential development capacity is planned. Therefore, the proposed project would not have significant impacts related to a substantial direct increase in population. (DEIR, p. 3-326)</p>   | No mitigation measures are necessary.            | LTS  | Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15126.4, subd. (a)(3), 15091.) |

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| <b><i>Parks and Recreation</i></b><br><br>The proposed project will result in development of new industrial, retail, and business park projects. The proposed project does not include new capacity for residential development. Therefore, it would not directly result in increased population and resulting increased demand for use of existing parks or increased demand for new parks. The proposed project would have no impacts from activities related to rehabilitation of existing or construction of new parks. The proposed project would not have significant impacts related to parks and recreation. (DEIR, pp. 3-326-3-327)) | No mitigation measures are necessary. | LTS  | Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15126.4, subd. (a)(3), 15091.)   |
| <b><i>Schools</i></b><br><br>Regarding impacts from construction of new schools, the proposed project does not provide for new residential development capacity. Therefore, the proposed project would not generate a direct increase in population that could result in increased demand for new or expanded school facilities. The proposed project would not have significant impacts related to construction of new school facilities. (DEIR, p. 3-327)   | No mitigation measures are necessary. | LTS  | Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15126.4, subd. (a)(3), 15091.)   |
| <b><i>Solid Waste</i></b><br><br>At this time, there is no evidence to suggest that solid waste capacity demand of new development within Target Areas B, F, N, K, L2 and V will, in and of itself, trigger the need for development of additional landfill capacity. Therefore, this impact is less than significant. (DEIR, p. 3-328-3-329)   | No mitigation measures are necessary. | LTS  | Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15126.4, subd. (a)(3), 15091.)   |
| <b>CUMULATIVE IMPACTS</b>   |                                       |  |   |
| <b><i>Cumulative Impact: Aesthetics</i></b><br><br>The significant increase in loss of scenically valuable agricultural land and the high frequency at which the changes would be observed is considered cumulatively considerable and cumulatively significant and unavoidable. (DEIR, pp. 4-6-4-7)  | No feasible mitigation identified.    | CSU  | Changes or alterations have been required in, or incorporated into the project, which mitigate the significant effects on the environment. Even so, the effects remain significant and unavoidable, and no additional mitigation is available to fully avoid the effects.<br><br>Development of Target Areas B and K would convert farmland with inherent visual resource value to urban use. No mitigation is available to render the effects less than significant. The effects therefore remain significant and unavoidable. (DEIR, pp. 3-18 and 6-38)<br><br>The City Council concludes, however, that the Project's benefits outweigh the significant unavoidable impact of the Project, as set forth in the Statement of Overriding Considerations. |

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| <p><b>Cumulative Impact: Agriculture</b></p> <p>While the 502 acres of Important Farmland to be converted is a fraction of the total amount of productive agricultural land on the floor of the Salinas Valley that has been converted as a result of past and existing development in the County, the project impact is considered to be cumulatively considerable (i.e., significant in and of itself) in the context of the critical nature of the productive agricultural land resources to the City and County. (DEIR, p. 4-9)</p> | Mitigation Measure AG-1 would also address this impact.   | CSU  | <p>Changes or alterations have been required in, or incorporated into the project, which mitigate the significant effects on the environment. Even so, the effects remain significant and unavoidable, and no additional mitigation is available to fully avoid the effects.</p> <p>The City Council has directed that Mitigation Measure AG-1 be adopted. Implementation of Mitigation Measure AG-1, which has been required or incorporated into the Project, will substantially lessen the severity of the significant effect, but will not reduce this impact to a less-than-significant level. No mitigation is available to render the effects less than significant. The effects therefore remain significant and unavoidable. (DEIR, pp. 4-9 and 6-38)</p> <p>The City Council concludes, however, that the Project's benefits outweigh the significant unavoidable impact of the Project, as set forth in the Statement of Overriding Considerations.</p> |
| <p><b>Cumulative Impact: Air Quality</b></p> <p>Point sources of air emissions can adversely affect adjacent sensitive receptors, but due to the localized effects of point sources, it is unlikely that they would combine in a cumulative context to adversely affect the same population of sensitive receptors; the impact is less-than-cumulatively significant. (DEIR, p. 4-10)</p>   | No mitigation measures are necessary.   | LTS  | Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15126.4, subd. (a)(3), 15091.)  |
| <p><b>Cumulative Impact: Biological Resources</b></p> <p>The impacts of past and present development on special-status species and protected habitat communities are cumulatively significant. Future probable projects that could be developed within the cumulative impact boundary based on general plans of agencies located within this boundary, including the County and Salinas, would further contribute to these cumulatively significant impacts. (DEIR, p. 4-12)</p>  | Mitigation Measures BIO-1 through BIO-7 reduce the project contribution to cumulative impacts, (DEIR, pp. 4-11 to 4-12) | LTS  | <p>Changes or alterations have been required in, or incorporated into the project, which avoid the significant effects on the environment.</p> <p>The City Council has directed that Mitigation Measures BIO-1- BIO -7 be adopted to reduce cumulative impacts on biological resources to be cumulatively less than cumulatively considerable. (DEIR, pp. 4-13 and 6-41)</p>   |
| <p><b>Cumulative Impact: Climate Change</b></p> <p>The project contribution to cumulative impacts is considerable and cumulatively significant and unavoidable. This conclusion is made in large part due to uncertainty about whether future development will be able to reduce its contribution to climate change impacts to less than significant. (DEIR, p. 4-14)</p>   | Mitigation Measure GHG-1 would also address this impact.  | CSU  | <p>Changes or alterations have been required in, or incorporated into the project, which mitigate the significant effects on the environment. Even so, the effects remain significant and unavoidable, and no additional mitigation is available to fully avoid the effects.</p> <p>No mitigation is available to render the effects less than significant. The effects therefore remain significant and unavoidable. (DEIR, pp. 4-14 and 6-41 and 6-42)</p> <p>The City Council concludes, however, that the Project's benefits outweigh the significant unavoidable impact of the Project, as</p>  |

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|  |  |  | set forth in the Statement of Overriding Considerations.  |
| <p><b>Cumulative Impact: Cultural Resources</b></p> <p>Future development within the City's SOI may also have potential to damage or alter significant historical and/or unique archaeological resources; however, because much of the vacant land within the SOI is in agricultural production, the incremental contribution of such development to the cumulative impact could be minimal. Nevertheless, due to the impacts of past and present development within the City on historical resources and/or unique archaeological resources, the cumulative impact is considered to be significant. (DEIR, p. 4-15)</p> | Mitigation Measures CR-1 to CR-4 would also address this impact.   | LTS  | <p>Changes or alterations have been required in, or incorporated into the project, which avoid the significant effects on the environment. Even so, the effects remain significant and unavoidable, and no additional mitigation is available to fully avoid the effects.</p> <p>The City Council has directed that Mitigation Measures CR-1 to CR-4 be adopted. Implementation of mitigation measures CR-1 to CR-4 would reduce project impacts on cultural resources and paleontological resources to less than significant. With these mitigations in place, the proposed project is not anticipated to have cumulatively considerable impacts on historical resources or unique archaeological resources. (DEIR, pp. 4-16 and 6-42)</p> |
| <p><b>Cumulative Impact: Geology and Soils</b></p> <p>Though future probable development will be subject to regulatory requirements that reduce its contribution to cumulative exposure to geologic hazards, the cumulative impact from exposure to geologic hazards is nevertheless considered to be significant. (DEIR, p. 4-16)</p>   | No mitigation measures are necessary.                              | LTS  | Seismic shaking, liquefaction, and expansive soils are natural phenomena; new development does not have potential to exacerbate these hazards. Further, as described in Regulatory Setting subsection of Section 3.7, Geology and Soils, new development within the Target Areas must comply with a range of General Plan policies and state and local regulations designed to reduce exposure of structures and people to geologic hazards and to avoid exacerbation of existing geologic hazards, such as landslides. Given these considerations, the proposed project is not anticipated to have cumulatively considerable geologic or soils impacts. (DEIR, pp. 4-17 and 6-42)  |
| <p><b>Cumulative Impact: Hazards and Hazardous Materials</b></p> <p>Buildout of the Target Areas would have several related potential impacts, including exposure of people and structures to existing hazardous materials conditions and creation of new hazardous materials conditions. These impacts are reduced to less than significant through conformance with federal and state laws and regulations and through implementation of mitigation measures. (DEIR, p. 4-18)</p>  | Mitigation Measures HAZ-1 to HAZ-3 would also address this impact. | LTS  | <p>Changes or alterations have been required in, or incorporated into the project, which avoid the significant effects on the environment.</p> <p>The City Council has directed that Mitigation Measures HAZ-1 to HAZ-3 be adopted. Implementation of mitigation measures HAZ-1 to HAZ-3 would reduce project impacts of exposure of people and structures to existing hazardous materials conditions and creation of new hazardous materials conditions to less than significant. Through the required conformance of the proposed project with federal and state laws and regulations and the noted mitigation measures, the project contribution to cumulative impacts would be less than considerable. (DEIR, pp. 4-18 and 6-43)</p>    |
| <p><b>Cumulative Impact: Hydrology and Water Quality</b></p> <p>With conversion of agricultural land to urban use, use of agricultural chemicals now applied to the majority of the 558 acres of agricultural land included in the Target Areas would be eliminated. This would have an incremental positive impact on</p>   | No mitigation measures are necessary.                              | LTS  | With conformance to the uniform development regulations and policies noted above, the proposed project's cumulative impacts would be less than cumulatively considerable. (DEIR, p. 4-20)   |

| ENVIRONMENTAL IMPACT<br>(SIGNIFICANCE BEFORE MITIGATION)   | MITIGATION MEASURES  | LEVEL OF<br>SIGNIFICANCE<br>AFTER MITIGATION | FINDINGS OF FACT  |
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| water quality.<br><br>Flood hazards that could affect future development within Target Areas V and F would be reduced to less than significant through conformance of future development with the Salinas Municipal Code flood management regulations. (DEIR, 4-4-18 to 4-20)  |  |  |   |
| <b><i>Cumulative Impact: Noise</i></b><br><br>Traffic Noise: Significant impacts on existing and future noise sensitive uses located along two existing roadways onto which the proposed project would contribute traffic are projected. These represent the proposed project's contribution to cumulative traffic noise impacts. While noise analyses would be required of future individual projects to assess their contribution to this effect (per General Plan implementation program N-1), there is no assurance that measures to reduce impacts will be feasible. Therefore, the project contribution to this impact is considered to be cumulatively considerable and cumulatively significant and unavoidable. | Mitigation Measures N-1 to N-3 would also address this impact. | CSU  | Changes or alterations have been required in, or incorporated into the project, which mitigate the significant effects on the environment. Even so, the effects remain significant and unavoidable, and no additional mitigation is available to fully avoid the effects.<br><br>The City Council has directed that Mitigation Measures N-1 to N-3 be adopted. Mitigation measure N-1 requires that noise analyses be prepared for projects planned within affected portions of each Target Area and that the projects be designed to ensure consistency with the noise exposure standards. This would ensure that the proposed project's contribution to cumulative noise/land use incompatibility impacts would be less than cumulatively considerable.<br><br>Contribution of the proposed project to cumulative stationary source impacts would be reduced to less than considerable through conformance with General Plan policy that requires analysis of such sources and mitigation of potential impacts. (DEIR, pp. 4-22 and 6-44) |
| <b><i>Cumulative Impact: Transportation</i></b><br><br>Despite the efforts of the jurisdictions and Caltrans to mitigate traffic impacts of development through individual project mitigations, programs to mitigate cumulative traffic impacts, and policies aimed at reducing traffic impacts, cumulative impacts are considered to be significant and unavoidable. (DEIR, p. 4-23)<br><br>The impacts on identified County and Caltrans road segments are cumulatively considerable and cumulatively significant and unavoidable. (DEIR, p. 423)  | No feasible mitigation measures identified.                    |  | Improvements (road widening) required to mitigate impacts on the five segments is outlined along with a discussion about the absence of programs available to fund mitigation of the improvements is found on DEIR, pp. 3-274-3-275. The absence of mitigation programs renders the impacts on these segments significant and unavoidable.<br><br>No mitigation is available to render the effects less than significant. The effects therefore remain cumulatively considerable and cumulatively significant and unavoidable. (DEIR, p. 4-23)<br><br>The City Council concludes, however, that the Project's benefits outweigh the cumulatively significant unavoidable impact of the Project, as set forth in the Statement of Overriding Considerations.   |
| <b><i>Cumulative Impact: Wastewater</i></b><br><br>Under cumulative conditions, neither facility requires expansion, as treatment capacities are not being or projected to be exceeded. Thus, no cumulatively significant wastewater-related impacts   | No mitigation measures are necessary.                          | LTS  | Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15126.4, subd. (a)(3), 15091.)   |

| ENVIRONMENTAL IMPACT<br>(SIGNIFICANCE BEFORE MITIGATION)  | MITIGATION MEASURES                   | LEVEL OF<br>SIGNIFICANCE<br>AFTER MITIGATION | FINDINGS OF FACT  |
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| <p>are anticipated.</p> <p>Because the proposed project's contribution to increased demand for wastewater collection and treatment capacity would be less than considerable and would not trigger the need to construct new facilities, the proposed project would not contribute to environmental impacts that may otherwise occur from construction and operation of expanded facilities. The proposed project would have no related cumulative impacts.</p> <p>(DEIR, p. 4-24)</p> |                                       |  |   |
| <p><b><i>Cumulative Impact: Water Supply</i></b></p> <p>Though the proposed project represents a long-term commitment to continued use of groundwater supply, it would have a net beneficial cumulative effect reducing the magnitude of groundwater overdraft now occurring within the groundwater basin. (DEIR, p. 4-25)</p>  | No mitigation measures are necessary. | Beneficial Impact                            | A net beneficial effect, of course, is not cumulatively considerable. (DEIR, pp. 4-25 and 6-47) |