

**GENERAL PLAN AMENDMENT 2017-001 (GPA 2017-001) FROM PARK TO GENERAL COMMERCIAL/LIGHT
INDUSTRIAL AND REZONE 2017-002 (RZ 2017-002) FROM PARK TO INDUSTRIAL - GENERAL COMMERCIAL
MITIGATION MONITORING AND REPORTING PROGRAM
295 SUN WAY**

Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
CU-1	In the event that cultural materials are encountered during grading/construction, all work shall cease until the find has been evaluated and mitigation measures put in place for the disposition and protection of any find pursuant to Public Resources Code Section 21083.2	To ensure compliance with Public Resources Code Section 21083.2.	Applicant, or Successor in Interest.	Community Development Department, Current Planning	During grading/ construction activities
TRANS-1	Add a third northbound lane and third southbound lane to Natividad Road through the Natividad Road / East Laurel Drive intersection. Intersection operations would improve during the AM and PM peak hours. To ensure that the intersection at Natividad Road / East Laurel Drive will operate at acceptable level of service, the Applicant shall pay the City of Salinas Traffic Impact Fees, which would represent the project's fair-share contribution of this improvement that is included in the City of Salinas TFO (Project 61).	To minimize transportation impacts.	Applicant, or Successor in Interest.	Public Works Department	Prior to issuance of a building permit.

Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
TRANS-2	<p>Convert the signal phasing on the east and west intersection of Sherwood Drive – Natividad Road / East Bernal Drive-La Posada Way approaches from concurrent phasing to split phasing. Intersection operations would improve during the AM and PM peak hour to LOS D. To ensure that the intersection of Sherwood Drive – Natividad Road / East Bernal Drive-La Posada Way will operate at acceptable levels of service, the applicant shall either:</p> <p>(1) Prior to the City's issuance of the first grading permit for a specific development project at project site, pay a traffic impact fee provided the City has updated its Traffic Improvement Program and Traffic Fee Ordinance to include the signal modifications at this intersection as one of the improvements that is funded by the TFO, or</p>	To minimize transportation impacts.	Applicant, or Successor in Interest.	Public Works Department	Prior to issuance of the first grading permit for a specific development project at project site.
	<p>(2) if the signal modifications at this intersection have not been included in the TFO, the applicant shall be responsible for either:</p>				

Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	(a) Funding the improvements and obtaining the requisite encroachment or other permits for modifying the signal phasing and ensuring that the signal modification is in operation prior to the issuance of the first Certificate of Occupancy for a specific development project at the project site, or				Prior to the issuance of the first Certificate of Occupancy for a specific development project at the project site
	(b) Concurrent with the issuance of the first grading permit for a specific development project at project site, depositing funds with the City in order for the City to obtain the requisite permits and modifying the signal phasing ensuring that the signal modification is operational prior to the issuance of the first Certificate of Occupancy for a specific development project at the project site.				Prior to the issuance of the first Certificate of Occupancy for a specific development project at the project site

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TRANS-3	Add a third northbound lane and third southbound lane on North Main Street through the North Main Street / Rossi Street intersection. Intersection operations would improve during the PM peak hour to LOS C. To ensure that the intersection at North Main Street / Rossi Street will operate at acceptable level of service, the Applicant shall pay the City of Salinas Traffic Impact Fees, which would represent the project's fair-share contribution of this improvement that is included in the City of Salinas TFO (Project 31).	To minimize transportation impacts.	Applicant, or Successor in Interest.	Public Works Department	Prior to issuance of a building permit.
TRANS-4	Signalize the intersection of Sun Street and East Market Street. The intersection would operate at LOS A during the AM and PM peak hours with signalization. To ensure that the intersection of Sun Street and East Market Street will operate at acceptable levels of service, the applicant shall be responsible for either:	To minimize transportation impacts.	Applicant, or Successor in Interest.	Public Works Department	
	(a) Funding the improvements and obtaining the requisite encroachment or other permits for installation of a traffic signal and ensure that the signal is in operation prior to the issuance of the first Certificate of Occupancy for a specific development project at the project site, or				Prior to the issuance of the first Certificate of Occupancy for a specific development project at the project site.

Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	(b) Concurrent with the issuance of the first grading permit for a specific development project at project site, depositing funds with the City in order for the City to obtaining the requisite permits for, and installation of, a traffic signal that will be operational prior to the issuance of the first Certificate of Occupancy for a specific development project at the project site.				Prior to the issuance of the first Certificate of Occupancy for a specific development project at the project site.
TRANS-5	Signalize the intersection. Intersection operations would improve during the AM and PM peak hours to LOS B. To ensure that the intersection of U.S. 101 Southbound Offramp – Merced Street/East Market Street will operate at acceptable levels of service, the applicant shall either: (1) Prior to the City's issuance of the first grading permit for a specific development project at project site, pay a traffic impact fee provided the City has updated its Traffic Improvement Program and Traffic Fee Ordinance to include a traffic signal at this intersection as one of the improvements that is funded by the TFO, or	To minimize transportation impacts.	Applicant, or Successor in Interest.	Public Works Department	Prior to the issuance of the first Certificate of Occupancy for a specific development project at the project site.
	(2) if the traffic signal at this intersection has not been included in the TFO, the applicant shall be responsible for either:				

Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	(a) Funding the improvements and obtaining the requisite encroachment or other permits for installation of a traffic signal and ensure that the signal is in operation prior to the issuance of the first Certificate of Occupancy for a specific development project at the project site, or				Prior to the issuance of the first Certificate of Occupancy for a specific development project at the project site.
	(b) Concurrent with the issuance of the first grading permit for a specific development project at project site, depositing funds with the City in order for the City to obtain the requisite permits and install the traffic signal ensuring that the signal is operational prior to the issuance of the first Certificate of Occupancy for a specific development project at the project site.				Prior to the issuance of the first Certificate of Occupancy for a specific development project at the project site.
TCR-1	In the event that cultural materials are encountered during grading/construction, all work shall cease until the find has been evaluated and mitigation measures put in place for the disposition and protection of any find pursuant to Public Resources Code Section 21083.2.	To ensure compliance with Public Resources Code Section 21083.2	Applicant, or Successor in Interest	Community Development Department, Current Planning	During grading/ construction activities

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