

REVISED HILL CIRCLE PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM
11 HILL CIRCLE DATED MARCH 9, 2021 (Revisions in underline)
(PLANNED UNIT DEVELOPMENT PERMIT 2019-001 & TENTATIVE MAP 2019-002)

Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
AES-1 Aesthetics	Submit a photometric lighting plan to the Community Development Department demonstrating compliance with City Standards with regards to light and glare.	To minimize light impacts to adjacent properties.	Applicant, or Successor in Interest.	Permit Center – Building Division and Community Development – Current Planning Division	Prior to issuance of a building permit.
AQ-1 Air Quality	During construction, the applicant or successor in interest shall: a) Limit grading to 8.1 acres per day, and limit grading and excavation to 2.2 acres per day. b) Provide watering trucks on site to maintain adequate soil moisture during grading and water graded/excavated areas at least twice daily, thus minimizing dust generation. In addition, the water trucks shall be used to wash down trucks and tractors, including earth loads, prior to entering public roadways. c) Prohibit all grading activities during periods of high wind. d) Maintain a minimum of two feet for freeboard for all haul trucks. e) Cover all trucks hauling dirt, sand, or loose materials. f) Cover inactive storage piles. g) Enforce a 15-mph speed limit for all unpaved surfaces when visible dust clouds are formed by vehicle movement. h) Place gravel base near site entrances to clean tires prior to entering public roadways.	To minimize air quality impacts.	Applicant, or Successor in Interest.	Permit Center – Building Division	During construction phase.
AQ-2 Air Quality	Consult with the Monterey Bay Unified Air Pollution Control District regarding the potential need for a diesel health risk assessment and shall mitigate diesel impacts to a less than significant level in accordance with the Air District requirements.	To minimize air quality impacts.	Applicant, or Successor in Interest.	Permit Center – Building Division	During construction phase.
AQ-3 Air Quality	All applicable permits from the Monterey Bay Air Resources District shall be obtained for building demolition and construction.	To minimize air quality impacts.	Applicant, or Successor in Interest.	Permit Center – Building Division	During construction phase.

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BIO-1 Biological Resources	As riparian woodland and in-stream habitats are regulated areas and the proposed creek/ditch crossings will require review and permitting, the Applicant, or successor in interest, shall secure a Streambed Alteration Agreement from the California Department of Fish and Game prior to construction, if needed. Prior to issuance of any Grading and/or Building Permit, the Applicant, or successor in interest, shall submit to Community Development Department a copy of the Streambed Alteration Agreement for the Project or written documentation from the California Department of Fish and Game that a Streambed Alteration Agreement is not necessary required for the Project. Consultation and/or permits from the United States Army Corps of Engineers and the California Regional Water Quality Control Board would only be required if fill or discharge is proposed within the creek. The Applicant, or successor in interest, shall secure such permits from these agencies, if necessary, prior to issuance of any grading and/or building permits. Copies of all such permits shall be provided to the City of Salinas (Community Development Department).	To minimize impacts on biological resources	Applicant or successor in interest	Community Development Department – Current Planning Division and Public Works Department – Development Engineering Section	Prior to issuance of a building or grading permit

Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
BIO-2 Biological Resources	To compensate for direct impacts to riparian resources along Sanborn Creek/ Madeira Ditch, the Applicant, or successor in interest, shall submit a Riparian Mitigation and Monitoring Plan, prepared by a qualified biologist, to the City of Salinas (Community Development Department) and to the California Department of Fish and Game for review and approval prior to issuance of any grading and/or building permits. Written verification of approval of said plan by the California Department of Fish and Game shall be provided to the Community Development Department. The Plan shall depict riparian mitigation area(s) that collectively encompass a minimum of 0.87 acre (3:1 replacement ratio). Non-planted areas, such as the active streambed of Sanborn Creek/Madeira Ditch, shall not be included in the acreage calculation. The riparian mitigation area(s) shall be designated as natural open space and protected as such in perpetuity. No landscaping (except habitat restoration landscaping), building additions, or other disturbances shall be allowed with the designated mitigation areas. Access to the mitigation areas shall be limited to pedestrian use only; no pets shall be allowed within the mitigation areas. The Plan shall depict the location and size of all planting stock, and shall include an irrigation plan, and applicable planting details. The Plan shall specify/require the use of locally native riparian plant species and specify/require a five-year maintenance and monitoring program. The plan shall require monitoring of the mitigation areas a minimum of twice a year by a qualified biologist. During each year of the five-year monitoring periods, plantings shall achieve a minimum 80% survival rate for the revegetation to be deemed successful. The Plan shall also incorporate fencing and landscaping requirements as described below in BIO-2.1, BIO-2.2, and BIO-2.3 (as shown below). The Applicant, or successor in interest, shall be responsible for the cost of the City's review the Plan, including the cost of a qualified biologist to review the Plan.	To minimize impacts on biological resources	Applicant or successor in interest	Community Development Department – Current Planning Division and Public Works Department – Development Engineering Section	Prior to issuance of a building or grading permit

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BIO-2.1 Biological Resources	To minimize indirect impacts to Sanborn Creek/Madeira Ditch and the riparian mitigation areas, the Riparian Mitigation and Monitoring Plan shall depict a vegetative buffer consisting of a row of shrubs measuring a minimum of three feet in height at maturity, between the residential development areas and the riparian mitigation areas. The row of shrubs shall create a physical barrier between residential areas and the adjacent riparian mitigation area and aquatic resources within Sanborn Creek/Madeira Ditch – In order to discourage off-trail use in the mitigation areas. Native, drought tolerant plant species shall be used in the vegetative buffer. The Plan shall also depict temporary fencing (a minimum of three feet in height and consisting of open, split-rail type, or post and wire, or similar design) between the residential development areas and riparian mitigation areas to create a physical barrier, which shall be provided until such time as the vegetative buffer reaches maturity and establishes a physical barrier measuring a minimum of three feet in height.	To minimize impacts on biological resources	Applicant or successor in interest	Community Development – Current Planning Division and Public Works Department – Engineering Section	Prior to issuance of a building or grading permit

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BIO-2.2 Biological Resources	To compensate for impacts to riparian resources along Sanborn Creek/ Madeira Ditch, the Riparian Mitigation and Monitoring Plan shall prohibit removal, trimming or pruning of vegetation within the riparian mitigation areas (with the exception of invasive, non-native plant species), and with the following exceptions: removal, trimming or pruning of vegetation that is absolutely necessary for the protection of public health, safety, and welfare relative to vector control by the Northern Salinas Valley Mosquito Abatement District (NSVMAD); and selective pruning, trimming, or thinning of faster-growing, more vigorous tree species in order to create an environment that will support a diversity of tree species, other plant species, healthy individuals, and regeneration. Pruning vegetation to provide residential views to the creek, provide non-native landscape areas adjacent to residences, or provide other residential activities/features shall be prohibited. If such actions occur, the Applicant, or successor in interest, shall be required to restore the damaged mitigation plantings. Presently, the property supports occurrences of invasive, non-native plant species (English ivy, sea fig/ice plant, and giant reed). These occurrences, as well as other invasive, non-native plant species that may establish on the property in the future, shall be removed concurrent with project construction. The Applicant, or successor in interest, shall coordinate with the Northern Salinas Valley Mosquito Abatement District to ensure that riparian vegetation will generally not be cut for mosquito abatement purposes, except in the locations where it is necessary to access the creek/ditch and except as absolutely necessary for the protection of public health, safety, and welfare relative to vector control by the Northern Salinas Valley Mosquito Abatement District (NSVMAD). The District is encouraged to utilize <i>Bacillus thuringiensis israelensis</i> (Bti), a naturally occurring soil bacterium, for the control of mosquito larvae on the subject property.	To minimize impacts on biological resources	Applicant or successor in interest	Community Development Department – Current Planning Division and Public Works Department – Development Engineering Section	Prior to issuance of a building or grading permit

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BIO-2.3 Biological Resources	To minimize impacts of the project on the riparian resources of Sanborn Creek/Madeira Ditch, the Applicant, or successor in interest, shall prepare and implement a landscape plan for the property. The landscaping within the development area shall emphasize the use of native, drought-tolerant plant species. The use of invasive, non-native plant species ranked high, moderate and low in the California Invasive Plant Inventory (www.cal-ipc.org) shall be prohibited.	To minimize impacts on biological resources	Applicant or successor in interest	Community Development Department – Current Planning Division and Public Works Department – Development Engineering Section	Prior to issuance of a building or grading permit
BIO-3 Biological Resources	At the time of grading/construction of the project, the Applicant, or successor in interest, shall implement the Riparian Mitigation and Monitoring Plan as described in BIO-2, BIO-2.1, BIO-2.2, and BIO-2.3 (as shown above). The site shall be in compliance with the Plan prior to occupancy of the first unit. The Applicant, or successor in interest, shall be responsible for the cost of inspections prior to occupancy, including the cost of a qualified biologist to verify compliance with the Habitat Restoration and Mitigation Plan.	To minimize impacts on biological resources	Applicant or successor in interest	Community Development Department – Current Planning Division and Public Works Department – Development Engineering Section	Prior to issuance of a building or grading permit
BIO-4 Biological Resources	To compensate for impacts to riparian resources along Sanborn Creek/ Madeira Ditch, a qualified biologist shall monitor the project's compliance with the Riparian Mitigation and Monitoring Plan. Monitoring shall be for a period of five years, or longer if performance standards are not met. The biologist shall conduct monitoring as specified in the mitigation plan, including compliance with BIO-2, BIO-2.1, BIO-2.2, and BIO-2.3 and prepare yearly monitoring reports for the City of Salinas (Community Development Department) and the California Department of Fish and Game at the end of each monitoring year. The reports shall identify the plant survival rate, maintenance actions at the site, and include photographs documenting the status of the revegetation. The Applicant, or successor in interest, shall implement remedial measures if performance standards are not achieved in any of the monitoring years. Remedial measures may include replacement plantings, an increase in maintenance, changes to the irrigation regime, or other measures identified in the monitoring report. The developer/ property owner, or successor in interest shall be responsible for the costs of the mitigation and monitoring.	To minimize impacts on biological resources	Applicant or successor in interest	Community Development Department – Current Planning Division and Public Works Department – Development Engineering Section	Prior to issuance of a building or grading permit

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BIO-5 Biological Resources	Riparian woodland and mitigation areas shall be maintained and preserved as natural open space in perpetuity. No additional development shall be allowed in the restoration/mitigation areas. The site shall be subject to periodic monitoring inspections by the City (Community Development Department) of these areas to ensure compliance with implementation of the Habitat Restoration and Mitigation Plan. The Applicant, or successor in interest, shall be responsible for the costs of the monitoring including the cost of a qualified biologist to verify compliance with the Habitat Restoration and Mitigation Plan.	To minimize impacts on biological resources	Applicant or successor in interest	Community Development Department – Current Planning Division and Public Works Department – Development Engineering Section	Prior to issuance of a building or grading permit
BIO-6 Biological Resources	To minimize impacts to Sanborn Creek/Madeira Ditch, the project shall use Low Impact Development (LID) design features that benefit water quality and minimize impacts to biological resources, including but not limited to: • Use of grassy swales and bio-filtration measures for collecting and filtering runoff from paved/developed surfaces. • Use of arched culverts that minimize impacts to the creek/ditch channel. • Use of native, drought tolerant plant species for project landscaping. • Use of pervious pavement in parking stalls. • Use of underground stormwater chambers. • Possible use of other pollutant-removal devices, as determined by the City Engineer. Periodic maintenance of such features (described above), as determined by the City Engineer. The Applicant, or successor in interest, shall be responsible for the costs of maintenance and monitoring of the maintenance of the LID design features described above.	To minimize impacts on biological resources	Applicant or successor in interest	Community Development Department – Current Planning Division and Public Works Department – Development Engineering Section	Prior to issuance of a building or grading permit

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BIO-7 Biological Resources	To minimize project impacts to Sanborn Creek/Madeira Ditch, all lighting within 100 feet of the creek/ditch shall be fully shielded and directed away from the creek/ditch and riparian mitigation areas, subject to verification on photometric lighting plans (see Mitigation Measure AE-1).	To minimize impacts on biological resources	Applicant or successor in interest	Community Development Department – Current Planning Division and Public Works Department – Development Engineering Section	Prior to issuance of a building or grading permit
BIO-8 Biological Resources	To avoid impacts to nesting birds during project construction, the removal of willows shall be scheduled for the non-nesting bird season (i.e., between September and March of any given year). If this is not feasible, no more than 30 days prior to any ground disturbance or vegetation removal, the Applicant, or successor in interest, shall hire a qualified biologist to conduct surveys for nesting birds. If any protected bird species (e.g., migratory birds, species of special concern, raptors) are observed nesting on the property, the biologist shall stake out a buffer zone around the nest where no construction shall occur until the biologist has determined that all young have fledged. The buffer zone may vary from 50 to 300 feet depending on the nesting bird species. Written results of the survey by the biologist shall be submitted to the City (Community Development Department).	To minimize impacts on biological resources	Applicant or successor in interest	Community Development Department – Current Planning Division and Public Works Department – Development Engineering Section	Prior to issuance of a building or grading permit
BIO-9 Biological Resources	To minimize construction period impacts to Sanborn Creek/Madeira Ditch, prior to construction the Applicant, or successor in interest, shall install silt fencing along the top of bank of Sanborn Creek or edge of riparian woodland (whichever is greater) to ensure that no fill, soil dislodged through construction activities, or any other debris enters the creek channel and/or retained riparian vegetation. Sanborn Creek/Madeira Ditch and associated riparian woodland areas shall not be used as a storage or staging area for construction. The Applicant, or successor in interest, shall implement erosion control measures to ensure that fill or loose soil will be secure and not subject to erosion and deposition into the creek after completion of the project.	To minimize impacts on biological resources	Applicant or successor in interest	Community Development Department – Current Planning Division and Public Works Department – Development Engineering Section	Prior to issuance of a building or grading permit

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BIO-10 Biological Resources	To minimize impacts to native wildlife utilizing Sanborn Creek/Madeira Ditch, the Applicant or successor in interest, shall notify renters that pets, such as dogs and cats, are prohibited from the riparian woodland and riparian mitigation areas. The project shall limit pets to a maximum of one indoor cat or dog per dwelling unit. Pets shall only be allowed outdoors when accompanied by a responsible adult and restrained by a leash or similar restraint device.	To minimize impacts on biological resources	Applicant or successor in interest	Community Development Department – Current Planning Division and Public Works Department – Development Engineering Section	Prior to issuance of a building or grading permit
BIO-11 Biological Resources	Prepare and distribute to all future property owners located on the project site a "Creek Information Sheet" describing the location, purpose, and use restrictions within the riparian woodland and riparian mitigation areas. The use restrictions shall also be stated in the any future rental agreement for any lot located on the project site. The "Creek Information Sheet" is subject to review and approval by the City. The Applicant, or successor in interest, shall be responsible for the cost of the preparation, review, and distribution of the "Creek Information Sheet."	To minimize impacts on biological resources	Applicant or successor in interest	Community Development Department – Current Planning Division and Public Works Department – Development Engineering Section	Prior to issuance of a building or grading permit
BIO-12 Biological Resources	To allow movement of wildlife along Sanborn Creek/Madeira Ditch and adjacent habitat, no fencing is allowed abutting/adjacent to the creek/ditch and adjacent parcels that support undeveloped open space areas, except that wire/metal-strand fencing with a minimum clearance of 18 inches between the ground and the first wire may be allowed. Such fencing, if proposed, shall be reviewed, approved, and inspected by the City of Salinas (Community Development Department). The Applicant, or successor in interest, shall be responsible for the cost of the City's review.	To minimize impacts on biological resources	Applicant or successor in interest	Community Development Department – Current Planning Division and Public Works Department – Development Engineering Section	Prior to issuance of a building or grading permit
BIO-13 Biological Resources	To minimize impacts to riparian resources along Sanborn Creek/Madeira Ditch, the Applicant, or successor in interest, shall limit the use of chemical herbicides and pesticides. Pesticide use shall be part of an integrated pest management program in which natural means of control are used and pesticide use is infrequent and timed to coincide with periods of maximum pest vulnerability. Upon written request by the City, the Applicant, or successor in interest, shall provide a written pesticide use summary to the City within 30 days of the City's request.	To minimize impacts on biological resources	Applicant or successor in interest	Community Development Department – Current Planning Division and Public Works Department – Development Engineering Section	Prior to issuance of a building or grading permit

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BIO-14 Biological Resources	All on-site bioretention areas shall be planted with native herbaceous grasses, sedges, rushes, and forbs. Soil from the two (2) on-site location identified in the "Updated Biological Survey Report for the Hill Circle Property, 11 Hill Circle, Salinas CA" dated October 10, 2019 where Congdon's Tarplant was observed to be located, shall be spread around the outer areas of all on-site bioretention areas.	To minimize impacts on biological resources	Applicant or successor in interest	Community Development Department – Current Planning Division and Public Works Department – Development Engineering Section	Prior to issuance of a building or grading permit
CU-1 Cultural Resources and TCR-1 Tribal Cultural Resources	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 protection of any on-site cultural resources	Applicant, or Successor in Interest.	Development and Engineering Services Department – Plan Check Services and Community Development Department	During construction phase.
GS-1 Geology/ Soils	All construction shall meet the seismic building standards required in the most recent, adopted edition of the California Building Standards Code.	To minimize on-site seismic risk.	Applicant, or Successor in Interest.	Permit Center – Building Division	Plan submittal stage/prior to issuance of building permit.
GS-2 Geology/ Soils	A geologic report, soils report, and structural calculations prepared by certified professionals shall be provided. Results and conclusions of the reports shall be incorporated into the final project design.	To minimize on-site seismic risk.	Applicant, or Successor in Interest.	Permit Center – Building Division	Plan submittal stage/prior to issuance of building permit.
GS-3 Geology/ Soils	A grading permit shall be obtained, subject to review and approval by the City Engineer pursuant to the California Building Standards Code, the City of Salinas Grading Ordinance, the City's NPDES Permit, and other applicable City Codes and standards.	To minimize on-site seismic risk.	Applicant, or Successor in Interest.	Permit Center – Building Division	Plan submittal stage/prior to issuance of building permit.
GS-4 Geology/ Soils	A detailed grading plan that shows existing and new grades/contours shall be submitted by the Applicant, or successor in interest, to the City Engineer for review and approval. Grading plans shall include tie-in grading to existing improvements/development, cut and fill locations with likely key-in details, provisions for varied slopes to provide a natural looking topography, and natural looking retaining wall systems to soften grade differentials on the site (i.e. allen block walls, or equal). Flowlines in gutters shall have a minimum slope of 0.4%, and generally a maximum slope of 5%. Grading plans shall show the building envelope on each lot, the proposed and existing	To ensure compliance with water quality standards	Applicant, or Successor in Interest.	Permit Center – Building Division	Plan submittal stage/prior to issuance of building permit.

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	contours, proposed building envelop finished pad and finished floor elevations, and other structures as required. Grading shall conform to the City "Erosion and Grading Control Ordinance" and Standard Plan No. 47, "Slope Grading". Retaining walls greater than two (2) feet in height shall be constructed of material more durable than wood (concrete, masonry, etc.), and shall be approved by the City Engineer/ Building Official prior to installation. A soils report will be required for the design of said walls and grading, and building permits may be required for certain retaining walls.				
HH-1 Hazards and Hazardous Materials	File with the Federal Aviation Administration (FAA) a form 7460-1, Notice of Proposed Construction or Alteration. The aeronautical study must have a Determination of No Hazard to Air Navigation and the structure(s) would have no substantial adverse effect on the safe and efficient utilization of the navigable airspace by aircraft or on the operation of air navigation facilities. Further, the application must comply with any conditions imposed by the FAA (https://www.faa.gov/forms/index.cfm/go/document.information/documentID/186273).	To minimize impacts to Airport operations	Applicant, or Successor in Interest.	Salinas Municipal Airport and Community Development Department – Current Planning Division	Prior to issuance of a building permit.
HH-2 Hazards and Hazardous Materials	Obtain a recorded Grant of Aviation Easement Agreement.	To minimize impacts to Airport operations	Applicant, or Successor in Interest.	Public Works Department - Salinas Municipal Airport and Community Development Department – Current Planning Division	Prior to issuance of a building permit.

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HH-3 Hazards and Hazardous Materials	To address noise exposure from the Salinas Municipal Airport, any future development located on the project site shall be designed to accommodate 55 Community Noise Equivalent Level (CNEL) as per the Salinas Municipal Airport Land Use Plan or the Salinas General Plan, which ever provides greater protection.	To minimize impacts to Airport operations	Applicant, or Successor in Interest.	Public Works Department - Salinas Municipal Airport and Community Development Department – Current Planning Division	Prior to issuance of a building permit.

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HW-1 Hydrology and Water Quality	All applicable NPDES/NOI/SWPPP permits will be required and shall be obtained from the State Water Resources Quality Control Board prior to any construction activities, per EPA regulations. Development shall comply with all NPDES requirements in effect when building permits are issued, including provisions/ requirements contained in the City's most current NPDES permit. The developer/ property owner, or successor in interest, will be required to provide erosion control measures on all slopes indicated on the plan or resulting from site grading. Erosion control shall conform to all applicable Federal, State, and City standards). The Storm Water Pollution Prevention Plan (SWPPP) shall include a plan indicating erosion control measures and Best Management Practices (BMPs) and Best Available Technologies (BATs) proposed for this site. Said measures shall include, but are not limited to: installing a rock over filter fabric construction access at the site per City standards; placing straw wattles around the project site or on the downstream side of construction during construction activity (including along the top of bank along the creek/ditch); placing gravel bags over all inlets potentially impacted by construction activities; providing a concrete washout facility on the site; placing check dams along the creek/ditch corridor to "trap" sediment (without impacting potential fish passage); and sweeping streets on a daily basis (adjacent to the site) to keep them clean. The development shall provide a Storm Water Management Plan (SWMP) identifying low impact development (LID) strategies and related facilities/design methods to reduce storm water runoff, encourage percolation into native soils, clean discharges using bio-filtration, and address long-term NPDES requirements. SWMP measures may include, but are not limited to: using bio-swales and grassy swales in the project design, installing larger canopy trees throughout the site to intercept stormwater, restoring the creek/ditch with a more hearty plant habitat, reducing impervious surfaces, and using more permeable pavement strategies on the site; all as applicable. Further, clean water discharge requirements in effect at the time of construction and mitigation measures/ requirements noted in the Biological Resources Section of this Initial Study are required elements of the project.	To minimize impacts on biological resources	Applicant or successor in interest	Community Development Department – Current Planning Division and Public Works Department – Development Engineering Section	Prior to issuance of a building or grading permit

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HW-2 Hydrology and Water Quality	To ensure that the design of the Project shall not create an environment conducive to mosquito-breeding, the underground stormwater chambers (and all applicable drainage features of the Project) shall comply with City standards including, but not limited to, a 72-hour maximum detention period, a one percent minimum positive slope for all conveyance piping, and a minimum velocity of two feet per second for all conveyance piping. Prior to issuance of any Grading and/or Building Permit, the Applicant, or successor in interest, shall submit grading/drainage plans demonstrating, to the satisfaction of the City Engineer, that the underground stormwater chambers (and all applicable drainage features of the Project) are in compliance with City standards.	To minimize impacts on biological resources	Applicant or successor in interest	Community Development Department – Current Planning Division and Public Works Department – Development Engineering Section	Prior to issuance of a building or grading permit
HW-3 Hydrology and Water Quality	To ensure that the design of the Project shall not create an environment conducive to mosquito-breeding, the underground stormwater chambers (and all applicable drainage features of the Project) shall have adequate maintenance access, and the facilities shall be inspected and maintained regularly. Prior to issuance of any Grading and/or Building Permit, the Applicant, or successor in interest, shall submit grading/drainage plans demonstrating, to the satisfaction of the City Engineer, that the underground stormwater chambers (and all applicable drainage features of the Project) shall have adequate maintenance access. Additionally, prior to issuance of any Grading and/or Building Permit, the Applicant, or successor in interest, shall submit an inspection and maintenance program, to the satisfaction of the City Engineer in consultation with the Northern Salinas Mosquito Abatement District (NSVMAD).	To minimize impacts on biological resources	Applicant or successor in interest	Community Development Department – Current Planning Division and Public Works Department – Development Engineering Section	Prior to issuance of a building or grading permit
HW-4 Hydrology and Water Quality	Maintain the on-site creek/ditch in a manner to preclude mosquito breeding and to preclude potential flooding including, but not necessarily limited to, prompt removal of urban refuse and prompt removal of emergent vegetation (i.e., vegetation growing up from the bed of the creek/ditch, creating areas of stagnant water and inhibiting wind action, which is conducive to mosquito breeding).	To minimize impacts on biological resources	Applicant or successor in interest	Community Development Department – Current Planning Division and Public Works Department – Development Engineering Section	Prior to issuance of a building or grading permit

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HW-5 Hydrology and Water Quality	Two points of vehicular access to the on-site creek/ditch shall be provided for equipment and staff of the Northern Salinas Valley Mosquito Abatement District (NSVMAD). As the vehicular access would need to be provided through proposed areas of riparian habitat restoration, the surface area of the vehicular access shall consist of "permeable pavement" that would allow vegetation to grow through it (i.e., articulated mats, geo cells, drainage cells). Also, the fencing (i.e., split-rail or similar) required by Mitigation Measure BIO-2.1 shall be gated at the vehicular access points to allow NSVMAD to access the creek/ditch. Grading/building plans demonstrating such access shall be submitted to the City of Salinas by the Applicant, or successor in interest, for review and approval by the City Engineer and the City Planner in consultation with the Northern Salinas Valley Mosquito Abatement District (NSVMAD) prior to issuance of any Grading and/or Building Permits. The proposed areas of riparian habitat restoration which will be essentially eliminated where the two vehicular access points are located, such areas shall not be counted as areas of habitat restoration for purposes of compliance with the Mitigation Measures relative to Biological Resources.	To minimize impacts on biological resources	Applicant or successor in interest	Community Development Department – Current Planning Division and Public Works Department – Development Engineering Section	Prior to issuance of a building or grading permit
N-1 Noise	To provide sound attenuation, an eight (8) foot high masonry landscaped wall shall be constructed along the east property line.	To reduce noise impacts to adjacent residential development.	Applicant, or Successor in Interest.	Public Works Department – Development Engineering Section	During Construction
N-2 Noise	To provide sound attenuation, all dwelling units shall be constructed with sound insulation of the façade and window system in accordance with the plans reviewed by the acoustical engineer. The basic façade is comprised of the CertainTeed cement board on 2 x 6 framing with ½ inch gypsum board and six-inch batt insulation in the interstitial space. This façade system provides sound insulation with a minimum rating of STC 40. The windows will be comprised of dual pane insulating glass with a minimum internal air space of ¼ inch. This will provide a minimum STC 31 insulating performance. The composite noise reduction of the façade/window system is STC 36.	To reduce noise impacts to adjacent residential development.	Applicant, or Successor in Interest.	Public Works Department – Development Engineering Section; Permit Center – Building Division; and Community Development Department – Current Planning Division	During Construction
N-3 Noise	To reduce short-term noise impacts to existing residential development within the proximity of the site, construction activities shall be limited to between the hours of 7:00 a.m. and 7:00 p.m.	To reduce noise impacts to adjacent	Applicant, or Successor in Interest.	Permit Center – Building Division	During Construction

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TR-1 Transportation	Pay all applicable traffic impact fees.	residential development. To reduce impacts to traffic and circulation	Applicant, or Successor in Interest.	Public Works Department – Development Engineering Section	Prior to issuance of a building permit
TR-2 Transportation	Pay a "fair share" contribution toward the East Laurel Drive--Saint Edwards Drive traffic signal or alternative intersection control device if determined to be more appropriate for the location following the completion of an Intersection Control Evaluation Study.	To reduce impacts to traffic and circulation	Applicant, or Successor in Interest.	Public Works Department – Development Engineering Section	Prior to issuance of a building permit
TR-3 Transportation	Construct public street improvements along the site's street frontages.	To reduce impacts to traffic and circulation	Applicant, or Successor in Interest.	Public Works Department – Development Engineering Section	Prior to issuance of a Final Certificate of Occupancy for the first unit

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