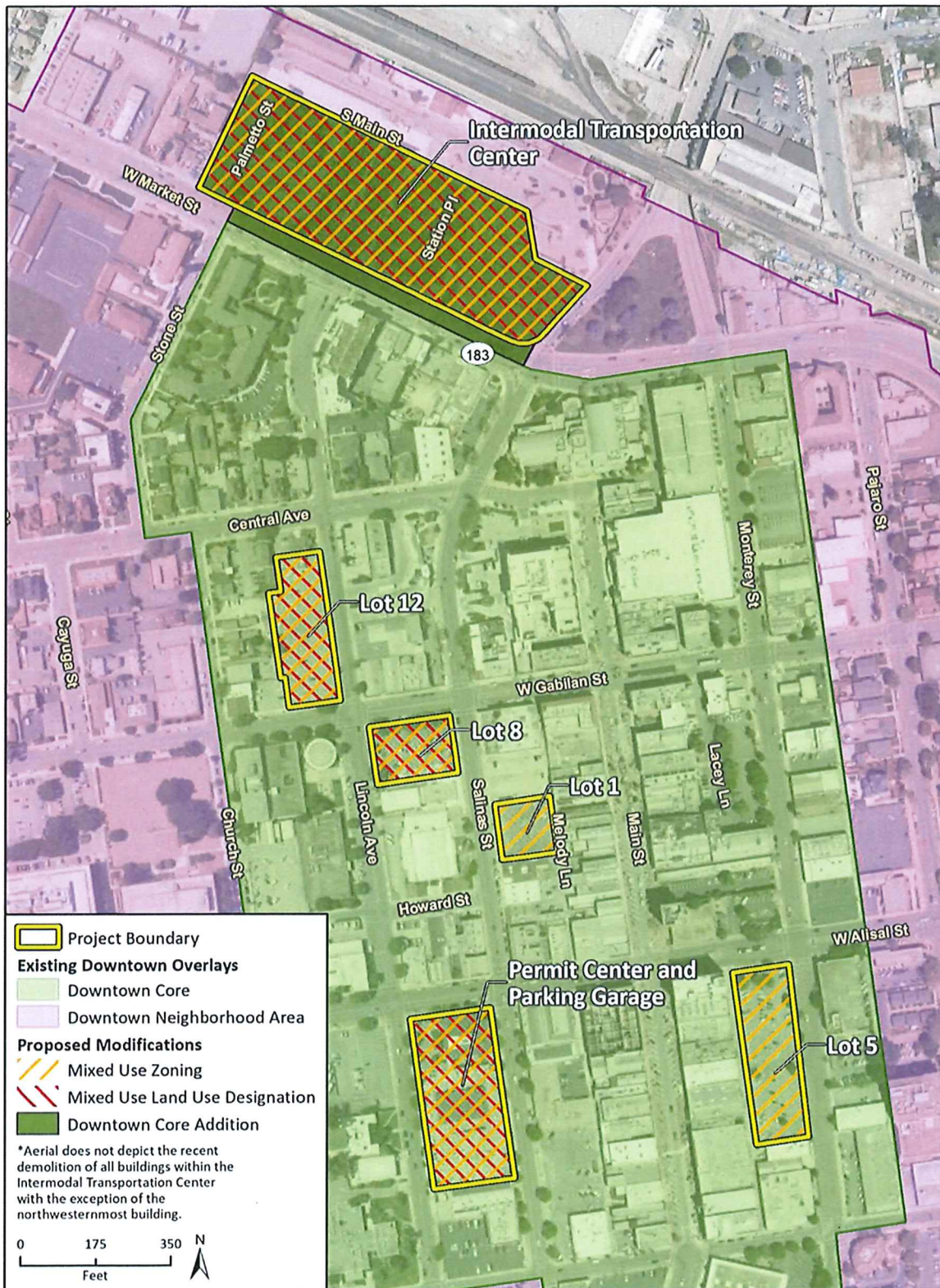


**Proposed General Plan Amendment 2021-002 (GPA 2021-002) Map and Rezone 2021-002
(RZ2021-002) Map**



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DOWNTOWN PARKING LOT AND INTERMODAL TRANSPORTATION CENTER REZONE PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM
(GENERAL PLAN AMENDMENT 2021-002 AND REZONE 2021-002)

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: New Project Design Guidelines	New projects proposed for the rezone sites in downtown Salinas shall comply with the following design guidelines to ensure new construction fulfills the goals and recommendations specified in the DVP to preserve authenticity and historic quality of downtown Salinas, in a way that adds to a unified visual identity and which complements the historic character of adjacent and nearby buildings, while allowing contemporary architectural expression. ▪ Restrain from false historicism or mimicking historic buildings ▪ Incorporate elements that break up façade planes and create a visual play of light and shadow. Avoid long, uninterrupted horizontal surfaces. Consider the use of bay windows, balconies, and architectural projections. ▪ Generally, make vertical divisions of ground and upper floors consistent with adjacent buildings by aligning cornices and other ground floor elements (e.g., awnings, sign elements) with similar features on neighboring buildings and storefronts. ▪ Use detailing for new buildings that provide interplay between light and shadow and add interest and visual depth to the façade. ▪ If rooftop solar is proposed or required by the 2019 Building Energy Efficiency Standards, integrate photovoltaic panels in the overall	To minimize visual character impacts.	Applicant, or Successor in Interest.	Development and Engineering Services Department – Community Development 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
	composition of the façade, such as by serving as awnings or light shelves, or screen them from view if they are on rooftops. ▪ Building lighting shall highlight signs, entrances, walkways, windows, or outstanding architectural features. Building lighting that blinks or changes shall be avoided. ▪ Conceal all electrical boxes and conduits from view. ▪ Where feasible and with written support from the City's recycling and solid waste provider, incorporate refuse and recycling bins into the building envelope and conceal from the public view. Otherwise, a recycling and solid waste enclosure pursuant to Zoning Code Section 37-50.200 shall be provided. ▪ Integrate public art in the form of murals, plaza sculptures, unique exterior seating or other amenities, as illustrated in the DVP, wherever possible.				
AQ-1: Construction Air Quality	During construction, the applicant or successor in interest for each individual site shall: ▪ Limit grading to 8.1 acres per day, and limit grading and excavation to 2.2 acres per day. ▪ Provide watering trucks on site to maintain adequate soil moisture during grading and water graded/excavated areas at least twice daily, thus minimizing dust generation. In addition, the water trucks shall be used to wash down trucks and tractors, including earth loads, prior to	To minimize air quality impacts from criteria air pollutants.	Applicant, or Successor in Interest.	Development and Engineering Services Department – Plan Check Services	During construction phase.

Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	entering public roadways. - Prohibit all grading activities whenever wind speeds exceed 15 miles per hour (mph). - Maintain a minimum of two feet for freeboard for all haul trucks. - Cover all trucks hauling dirt, sand, or loose materials. - Cover inactive storage piles. - Enforce a 15-mph speed limit for all unpaved surfaces when visible dust clouds are formed by vehicle movement. - Place gravel base near site entrances to clean tires prior to entering public roadways.				
AQ-2: MBARD Health Risk Consultation	Prior to issuance of any grading permit and/or building permit for each individual site, the applicant or successor in interest shall consult with MBARD regarding the potential need for a diesel health risk assessment (HRA). If required, the applicant or successor in interest shall prepare a diesel HRA and shall implement the measures contained therein to ensure that project-specific emissions are below MBARD's established health risk thresholds: hazard index greater than 1 for acute or chronic impacts, and cancer risk greater than 10 in one million for long-term operational emissions or 1 per 100,000 population for temporary construction-related emissions. Measures may include, but would not be limited to: Use of diesel-fueled equipment equipped with Tier 4 (or Tier 3 if the Tier 4 standard is	To minimize air quality impacts from criteria air pollutants.	Applicant, or Successor in Interest.	Development and Engineering Services Department – Plan Check Services; MBARD	Prior to issuance of any grading permit and/or building permit; during construction.

Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	unavailable) USEPA engine standards. The USEPA estimates that Tier 4 engines would reduce PM emissions by approximately 90 percent compared to the USEPA Tier 2 standards (USEPA 2008). ▪ Retrofit off-road diesel equipment with Verified Diesel Emissions Control Strategy (VDECS) like Diesel Particulate Filters (DPF). Particulate Matter level 3 VDECS can provide at least an 85 percent reduction (CARB 2015). ▪ Use alternatively fueled (e.g. natural gas) diesel construction equipment, including all off-road and portable diesel-powered equipment. ▪ Use electrically driven equipment that is not powered by a portable generator set. ▪ Limit the hours of operation for heavy-duty equipment and/or limit the quantity of heavy-duty equipment operating at the same time.				
BIO-1: Nesting Bird Surveys and Avoidance	For all individual rezoned sites that contain trees, construction, grading, site preparation and other ground disturbance activities required for future development projects, including vegetation or tree removal, shall not occur during the general avian nesting season (February 1 – August 31), if feasible. If breeding season avoidance is not feasible, the applicant shall retain a qualified biologist, as approved by the City of Salinas, to conduct a preconstruction nesting bird survey to determine the presence/absence, location, and status of nests on or adjacent to the rezoned site. The extent of the survey buffer area surrounding the site shall be	To ensure protection of protected bird species.	Applicant, or Successor in Interest.	Development and Engineering Services Department – Community Development Department	Not more than 14 days prior to vegetation clearance.

Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	established by the qualified biologist to ensure that direct and indirect effects to nesting birds are avoided. To avoid the destruction of active nests and to protect the reproductive success of birds protected by the CFGC, nesting bird surveys shall be performed not more than 14 days prior to scheduled vegetation clearance. In the event that active nests are discovered, a minimum buffer of 300 feet for raptors and 50-foot radius avoidance buffers for passerines shall be established around such active nests and no construction or personnel shall be allowed within the buffer areas until a qualified biologist has determined that the nest is no longer active (e.g., the nestlings have fledged and are no longer reliant on the nest). No ground disturbing activities shall occur within this buffer until the qualified biologist has confirmed that breeding/nesting is completed, and the young have fledged the nest. Nesting bird surveys are not required for construction activities occurring between September 1 and January 31.				
CUL-1: Historical Resources Identification and Treatment Plan	Prior to permit approval for development on the ITC, Lot 12, or the Permit Center and Parking Garage sites, a historical resources evaluation shall be completed for that individual site to confirm if existing buildings and/or structures within these sites qualify as historical resources as defined by Section 15064.5(a) of CEQA Guidelines. The evaluation shall be prepared by a qualified architectural historian or historian who meets the Secretary of the Interior's Professional Qualifications Standards (PQS) in architectural	To ensure protection of any on-site historical resources.	Applicant, or Successor in Interest.	Development and Engineering Services Department – Community Development Department	Prior to permit approval.

Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	history or history. The qualified architectural historian or historian shall conduct an intensive-level evaluation in accordance with the guidelines and best practices promulgated by the State Office of Historic Preservation to identify any potential historical resources within the proposed project area. All properties 45 years of age or older shall be evaluated within their historic context and documented in a report meeting the State Office of Historic Preservation guidelines. All evaluated properties shall be documented on Department of Parks and Recreation Series 523 Forms. The report shall be submitted to the City for review and concurrence. Any relocation, rehabilitation, or alteration of the resource shall be implemented consistent with the Secretary of the Interior's Standards for the Treatments of Historic Properties (Standards). In accordance with CEQA, a project that has been determined to conform with the Standards generally would not cause a significant adverse direct or indirect impact to historical resources (14 CCR Section 15126.4[b](1)). Application of the Standards shall be overseen by a qualified architectural historian or historic architect meeting the PQS. In conjunction with any development application that may affect the historical resource, a report identifying and specifying the treatment of character-defining features and construction activities shall be provided to the City for review and concurrence, in addition to the historical resources evaluation.				

Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	If significant historical resources are identified on a development site and compliance with the Standards and or avoidance is not feasible, the applicant or developer shall provide a report explaining why compliance with the Standards and or avoidance is not feasible for the City's review and approval. Site-specific mitigation measures shall be established and undertaken, including, but not limited to, documentation of the historical resource in the form of a Historic American Buildings Survey-Like report. The report shall be commissioned by the project applicant or their consultant to comply with the Secretary of the Interior's Standards for Architectural and Engineering Documentation and shall generally follow the Historic American Buildings Survey Level III requirements, including digital photographic recordation, detailed historic narrative report, and compilation of historic research. The documentation shall be completed by a qualified architectural historian or historian who meets the PQS and submitted to the City prior to issuance of any permits for demolition or alteration of the historical resource.				
CUL-2: Phase I Cultural Resources Study	Prior to the issuance of any grading or construction permits for each individual site, a Phase I cultural resources study shall be performed by a qualified professional meeting the Secretary of the Interior's (SOI's) Professional Qualification Standards (PQS) for archaeology (National Park Service 1983). The Phase I cultural resources study shall include a pedestrian survey of the project site when appropriate and sufficient background research and	To ensure protection of any on-site archaeological resources.	Applicant, or Successor in Interest.	Development and Engineering Services Department – Community Development Department	Prior to issuance of grading or construction permits.

Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	field sampling to determine whether archaeological resources may be present. Archival research shall include a records search of the Northwest Information Center (NWIC) no more than two years old and a Sacred Lands File search with the NAHC. The Phase I technical report documenting the study shall include recommendations that shall be implemented prior to and/or during construction to avoid or reduce impacts to archaeological resources. Recommendations may include, but would not be limited to, archaeological construction monitoring, sensitivity training, or additional testing and mitigation (outlined in Mitigation Measures CUL-3 through CUL-7). The report shall be submitted to the City for review and approval prior to the issuance of any grading or construction permits. The City shall include recommendations in the Phase I technical report as Conditions of Approval to be implemented throughout all ground disturbance activities. The final report shall be submitted to the NWIC.				
CUL-3: Extended Phase I Testing	If recommended by the Phase I study for each individual site (Mitigation Measure CUL-2), the project applicant shall retain a qualified archaeologist to conduct an Extended Phase I (XPI) study to determine the presence/absence and extent of archaeological resources on the project site. XPI testing shall include a series of shovel test pits and/or hand augured units and/or mechanical trenching to establish the boundaries of archaeological site(s) on the project site. If the boundaries of the archaeological site are already	To ensure protection of any on-site archaeological resources.	Applicant, or Successor in Interest.	Development and Engineering Services Department – Community Development Department	If necessary, following Phase I Study.

Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	well understood from previous archaeological work, an XPI will not be required. All archaeological excavation shall be conducted by a qualified archaeologist(s) under the direction of a principal investigator meeting the SOI's PQS for archaeology (National Park Service 1983). If an XPI report is prepared, it shall be submitted to the City for review and approval prior to the issuance of a grading or construction permit. Recommendations therein shall be implemented for all ground disturbance activities. Recommendations may include, but would not be limited to, site avoidance, Phase II Site Evaluation, Cultural Resources Monitoring, and/or measures for unanticipated discoveries (outlined in Mitigation Measures CUL-4, CUL-5, CUL-7, and CUL-8). The final report shall be submitted to the NWIC.				
CUL-4: Archaeological Site Avoidance	Any identified archaeological sites (determined after implementing Mitigation Measures CUL-2 and/or CUL-3) or archaeological resources encountered during ground-disturbing activities shall be avoided by project-related construction activities, where feasible. A barrier (temporary fencing) and flagging shall be placed between the work location and any resources within 60 feet of a work location to minimize the potential for inadvertent impacts. If the resource cannot be avoided, Mitigation Measure CUL-5 shall be implemented.	To ensure protection of any on-site archaeological resources.	Applicant, or Successor in Interest.	Development and Engineering Services Department – Community Development Department	If necessary, following Phase I Study and/or Extended Phase I Testing.
CUL-5: Phase II Site Evaluation	If the results of any Phase I and/or XPI for each individual site (Mitigation Measures CUL-2 and/or CUL-3) indicate the presence of archaeological	To ensure protection of any on-site	Applicant, or Successor in Interest.	Development and Engineering Services	If necessary, following Phase I Study and/or

Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	resources that cannot be avoided by the project (Mitigation Measure CUL-4) and that have not been adequately evaluated for the NRHP or CRHR listing at the project site, the qualified archaeologist shall conduct a Phase II investigation to determine if intact deposits remain and if they may be eligible for the CRHR or qualify as unique archaeological resources. If the archaeological resource(s) of concern are Native American in origin, the qualified archaeologist shall confer with the City and local California Native American tribe(s). A Phase II evaluation shall include any necessary archival research to identify significant historical associations and mapping of surface artifacts, collection of functionally or temporally diagnostic tools and debris, and excavation of a sample of the cultural deposit. The sample excavation would be carried out to characterize the nature of the site(s), define the artifact and feature contents, determine horizontal and vertical boundaries, and retrieve representative samples of artifacts and other remains. If the archaeologist and, if applicable, a Native American monitor or other interested tribal representative determine it is appropriate, cultural materials collected from the site shall be processed and analyzed in a laboratory according to standard archaeological procedures. The age of the materials shall be determined using radiocarbon dating and/or other appropriate procedures; lithic artifacts, faunal remains, and other cultural materials shall be identified and analyzed according to current	archaeological resources.		Department – Community Development Department	Extended Phase I Testing.

Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	professional standards. The significance of the site(s) shall be evaluated according to the criteria of the CRHR and if applicable, NRHP. The results of the investigations shall be presented in a technical report following the standards of the California Office of Historic Preservation publication "Archaeological Resource Management Reports: Recommended Content and Format (1990 or latest edition)." Recommendations in the Phase II report shall be implemented for all ground disturbance activities. Recommendations may include, but would not be limited to, Phase III Data Recovery, Cultural Resources Monitoring, and/or measures for unanticipated discoveries (outlined in Mitigation Measures CUL-6 through CUL-8). The report shall be submitted to the City for review and approval prior to the issuance of any grading or construction permits. The final report shall be submitted to the NWIC.				
CUL-6: Phase III Data Recovery	Should the results of the Phase II site evaluation for each individual site (Mitigation Measure CUL-5) yield resources that meet CRHR significance standards and if the resource cannot be avoided by project construction in accordance with CUL-4, the project applicant shall ensure that all feasible recommendations for mitigation of archaeological impacts are incorporated into the final design and approved by the City prior to construction. Any necessary Phase III data recovery excavation, conducted to exhaust the data potential of significant archaeological sites, shall be carried out by a qualified archaeologist meeting the SOI's PQS	To ensure protection of any on-site archaeological resources.	Applicant, or Successor in Interest.	Development and Engineering Services Department – Community Development Department	If necessary, following Phase II Site Evaluation.

Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	for archeology (National Park Service 1983). Data recovery shall be conducted in accordance with a research design reviewed and approved by the City, prepared in advance of fieldwork, and using the appropriate archaeological field and laboratory methods consistent with the California Office of Historic Preservation Planning Bulletin 5 (1991), Guidelines for Archaeological Research Design, or the latest edition thereof. If the archaeological resource(s) of concern are Native American in origin, the qualified archaeologist shall confer with the City and local California Native American tribe(s). As applicable, the final Phase III Data Recovery reports shall be submitted to the City prior to issuance of any grading or construction permit. Recommendations contained therein shall be implemented throughout all ground disturbance activities. Recommendations may include, but would not be limited to, Cultural Resources Monitoring, and/or measures for unanticipated discoveries (outlined in Mitigation Measures CUL-7 and CUL-8). The final report shall be submitted to the NWIC upon completion.				
CUL-7: Cultural Resources Monitoring	If recommended by Phase I, XPI, Phase II, or Phase III studies for each individual site (Mitigation Measures CUL-2, CUL-3, CUL-5, and/or CUL-6), the project applicant shall retain a qualified archaeologist to monitor project-related, ground-disturbing activities which may include the following but not limited to: grubbing, vegetation removal, trenching, grading, and/or excavations. The	To ensure protection of any on-site archaeological resources.	Applicant, or Successor in Interest.	Development and Engineering Services Department – Community Development Department	If necessary, following Phase I Study, Extended Phase I Testing, Phase II Site Evaluation, and/or Phase III Data Recovery.

Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	archaeological monitor shall coordinate with any Native American monitor as required. Monitoring logs must be completed by the archaeologist daily. Cultural resources monitoring may be reduced for the project if the qualified archaeologist finds it appropriate to reduce the monitoring efforts. Upon completion of ground disturbance for the project, a final report must be submitted to the City for review and approval documenting the monitoring efforts, cultural resources find, and resource disposition. The final report shall be submitted to the NWIC.				
CUL-8: Unanticipated Discovery of Cultural Resources	If archaeological resources are encountered during ground-disturbing activities, work within 50 feet shall be halted and the project archaeologist meeting the SOI's PQS for archeology (National Park Service 1983) shall immediately to evaluate the find pursuant to Public Resources Code Section 21083.2. If necessary, the evaluation may require preparation of a treatment plan and archaeological testing for CRHR eligibility. If the discovery proves to be significant under CEQA and cannot be avoided by the project, additional work may be warranted, such as data recovery excavation, to mitigate any significant impacts to significant resources. If the resource is of Native American origin, implementation of Mitigation Measures TCR-1 may be required. Any reports required to document and/or evaluate unanticipated discoveries shall be submitted to the City for review and approval and submitted to the NWIC after completion. Recommendations contained therein shall be implemented throughout the remainder of	To ensure protection of any on-site archaeological resources.	Applicant, or Successor in Interest.	Development and Engineering Services Department – Community Development Department	During the construction phase.

Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
GEO-1: Paleontological Resources Monitoring and Mitigation	ground disturbance activities. Prior to the issuance of any grading or construction permits for each individual site, the City of Salinas shall require individual projects that would involve excavations exceeding five feet within intact (native) Quaternary young alluvium (Qa) retain a Qualified Paleontologist to conduct a site-specific evaluation of on-site resources. A Qualified Paleontologist is defined by the Society of Vertebrate Paleontology (SVP) standards (SVP 2010) as an individual preferably with an M.S. or Ph.D. in paleontology or geology who is experienced with paleontological procedures and techniques, who is knowledgeable in the geology of California, and who has worked as a paleontological mitigation project supervisor for a least two years (SVP 2010). The project applicant shall retain a Qualified Paleontologist to review project plans to determine if underlying paleontologically sensitive units would be disturbed by excavation. If paleontologically sensitive units would be disturbed, the Qualified Paleontologist shall prepare and implement a Paleontological Resources Mitigation Plan (PRMP) that details required mitigation. The Qualified Paleontologist shall submit a report to the City for review and approval prior to the issuance of any grading or construction permits. The City shall include recommendations in the report as Conditions of Approval to be implemented throughout all ground disturbance activities. Mitigation recommendations could include:	To ensure protection of any on-site paleontological resources.	Applicant, or Successor in Interest.	Development and Engineering Services Department – Community Development Department	During the construction phase.

Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	1. Paleontological Worker Environmental Awareness Program. Prior to the start of construction, the Qualified Paleontologist or his or her designee shall conduct a paleontological WEAP training for all construction personnel participating in subsurface excavation regarding unanticipated discoveries and the procedures for notifying paleontological staff should fossils be discovered by construction staff. The WEAP shall be fulfilled at the time of a preconstruction meeting. A training acknowledgment form must be signed by all workers who receive the training and retained by the City. 2. Paleontological Monitoring. As determined by the Qualified Paleontologist, full-time paleontological monitoring may be required during ground disturbing construction activities (i.e., grading, trenching, foundation work) of depths greater than five feet within native (previously undisturbed) sediments. The duration and timing of the monitoring will be determined by the Qualified Paleontologist based on the observation of the geologic setting from initial ground disturbance, and subject to the review and approval by the City of Salinas. If the Qualified Paleontologist determines that full-time monitoring is no longer warranted, based on the specific geologic conditions once the				

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	full depth of excavations has been reached, they may recommend that monitoring be reduced to periodic spot-checking or ceased entirely. Monitoring shall be reinstated if any new ground disturbances are required, and reduction or suspension shall be reconsidered by the Qualified Paleontologist at that time. Ground-disturbing activities that impact artificial fill (previously disturbed) sediments only do not require paleontological monitoring. Paleontological monitoring shall be conducted by a qualified paleontological monitor, who is defined as an individual who has experience with collection and salvage of paleontological resources and meets the minimum standards of the SVP (2010) for a Paleontological Resources Monitor. 3. Salvage of Fossils. If fossils are discovered, the paleontological monitor shall have the authority to halt or temporarily divert construction equipment within 50 feet of the find until the monitor and/or lead paleontologist evaluate the discovery and determine if the fossil may be considered significant. Typically, fossils can be safely salvaged quickly by a single paleontologist and not disrupt construction activity. In some cases, larger fossils (such as complete skeletons or large mammal fossils) require more extensive excavation				

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	and longer salvage periods. Bulk matrix sampling may be necessary to recover small invertebrates or microvertebrates from within paleontologically sensitive Quaternary old alluvial deposits. 4. Preparation and Curation of Recovered Fossils. Once salvaged, significant fossils shall be identified to the lowest possible taxonomic level, prepared to a curation-ready condition, and curated in a scientific institution with a permanent paleontological collection (such as the UCMP), along with all pertinent field notes, photos, data, and maps. Fossils of undetermined significance at the time of collection may also warrant curation at the discretion of the Qualified Paleontologist. 5. Final Paleontological Mitigation Report. Upon completion of ground disturbing activity (and curation of fossils if necessary) the Qualified Paleontologist shall prepare a final report describing the results of the paleontological monitoring efforts associated with the project. The report shall include a summary of the field and laboratory methods, an overview of the project geology and paleontology, a list of taxa recovered (if any), an analysis of fossils recovered (if any) and their scientific significance, and recommendations. The report shall be submitted to the City of Salinas Community Development				

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HAZ-1: Project-Level Hazardous Materials Assessment	Department. If the monitoring efforts produced fossils, then a copy of the report shall also be submitted to the designated museum repository. Prior to the obtaining grading permits or starting other ground disturbing work for each individual site, the City shall hire a qualified environmental professional to conduct a Phase I environmental assessment (ESA), consistent with the American Society for Testing Materials standards (ASTM E1527). The Phase I ESA shall evaluate the likelihood that hazardous chemicals are present and whether soil sampling is necessary. If the Phase I ESA indicates that contamination is unlikely, no further mitigation is necessary other than any recommendations identified in the Phase I ESA (such as stopping work if stained soil is encountered). If the Phase I ESA indicates that additional soil sampling or other further evaluation is necessary, the City and/or future developer shall hire a qualified environmental professional to conduct a Phase II ESA to determine the presence and extent of contamination. If the results indicate that contamination exists at levels above regulatory action standards, then the site shall be remediated in accordance with recommendations made by applicable regulatory agencies, including RWQCB and DTSC. The agencies involved shall depend on the type and extent of contamination. If remediation is necessary, the City shall hire a qualified environmental professional prior to obtaining	To ensure protection from contaminated soil or groundwater.	Applicant, or Successor in Interest.	Development and Engineering Services Department -- Community Development Department	Prior to issuance of a grading permit or other ground disturbing work.

Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	grading permits or ground disturbance to prepare a work plan that identifies necessary remediation activities, including excavation and removal of on-site contaminated soils, appropriate dust control measures, and redistribution of clean fill material on the project site. The plan shall include measures that ensure the safe transport, use, and disposal of contaminated soil removed from the site. The plan shall also identify when and where soil disturbing construction activities may safely commence. The City shall review and approve the work plan prior to issuance of demolition or grading permits. The City shall require individual projects to comply with the work plan as a condition of approval.				
N-1: Construction Noise Reductions	The City shall require the construction contractor for future development at Lot 12 or from foundation pile construction on all sites to reduce construction noise levels at the adjacent sensitive receivers through the following measures: ▪ If construction would occur within an average distance of 85 feet to adjacent noise sensitive uses near Lot 12 or if drilled piles would occur within 40 feet to adjacent noise sensitive uses at any rezoned site, noise barriers with a minimum height of eight feet shall be placed between the construction equipment and adjacent noise sensitive uses. The noise barriers shall be constructed of material with a minimum weight of two pounds per square foot with no gaps or perforations. Noise barriers may be constructed of, but not limited to, 5/8-inch plywood, 5/8-inch oriented strand board, and hay bales. Example	To minimize construction noise and vibration impacts.	Applicant, or Successor in Interest.	Development and Engineering Services Department – Community Development Department and Plan Check Services	Prior to and during the construction phase.

Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	noise reduction equipment product sheets are included in Appendix E. - Use of an impact or sonic pile driver shall not occur; if an alternative method for foundation piles is proposed other than drilled piles (e.g., micro piles), the method shall be reviewed by a qualified acoustician to ensure that noise and vibration levels do not exceed the noise and vibration standards of 80 dBA LEQ (8-hour) at a residential use and 0.2 in/sec PPV at any structure, respectively. The analysis shall be performed prior to project approval from the City. - A sign shall be provided at the yard entrance, or other conspicuous location, that includes a 24-hour telephone number for project information, and a procedure where a field engineer/construction manager shall respond to and investigate noise complaints and take corrective action, if necessary, in a timely manner. The sign shall have a minimum dimension of 48 inches wide by 24 inches high. The sign shall be placed five feet above ground level. - If a noise complaint(s) is (are) registered, the contractor shall retain a City-approved noise consultant to conduct noise measurements at the use(s) that registered the complaint. The noise measurements shall be conducted for a minimum of one hour and shall include one-minute intervals. The consultant shall prepare a letter report summarizing the measurements and				

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	potential measures to reduce noise levels to the maximum extent feasible. The letter report shall include all measurement and calculation data used in determining impacts and resolutions. The letter report shall be provided to code enforcement for determining adequacy and recommendations, as well potential revocation of the grading and/or building permit if measures are inadequate.				
N-2: HVAC Noise Reduction	Appropriate noise reduction measures shall be implemented for HVAC noise from future development of the rezoned sites to ensure compliance with the City's Community Noise Exposure Levels for various land uses (refer to the City of Salinas General Plan). Table 1 provides the noise levels and existing minimum distances between the rezoned sites and adjacent receptors. Prior to approval of building permits, developers shall provide the manufacturer specifications, including the noise level of the proposed HVAC units in dBA CNEL, to the City. As needed, a City-approved noise consultant shall review the specifications and determine if a sound wall around the HVAC units or if additional setbacks from the property line of the rezoned site are required to ensure noes HVAC units does not exceed the criteria provided in Table 1.	To minimize operational noise impacts.	Applicant, or Successor in Interest.	Development and Engineering Services Department – Plan Check Services	Prior to issuance of a building permit.

Table 1. Sensitive Receiver HVAC Noise Thresholds

Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation																											
	<table><thead><tr><th>Site</th><th>Nearest Receiver</th><th>Land Use Threshold (dBA CNEL)²</th><th>Distance from Property Line to Receiver (direction)</th></tr></thead><tbody><tr><td>Parking Lot 1</td><td>Recreation (PS)</td><td>60</td><td>50 feet (west)</td></tr><tr><td>Parking Lot 5</td><td>Residences (MX)</td><td>65</td><td>185 feet (east)</td></tr><tr><td>Parking Lot 8</td><td>Recreation (PS)</td><td>60</td><td>75 feet (south) Adjacent/15 feet (south)</td></tr><tr><td>Parking Lot 12</td><td>Residences (CO)</td><td>65</td><td>Adjacent (west)</td></tr><tr><td>ITC</td><td>Recreation (P) Religious (MX) Residences (R-H-1.8)</td><td>70 65 60</td><td>40 feet (southeast) 80 feet (south) 80 feet (south)</td></tr><tr><td>Permit Center and Parking Garage</td><td>Recreation (PS)</td><td>60</td><td>50 feet (west)</td></tr></tbody></table> Methods for ensuring compliant noise levels may include, but not be limited to, the following: Review the manufacturer's specifications for proposed HVAC units, and confirm the HVAC noise is lower than the noise levels provided in	Site	Nearest Receiver	Land Use Threshold (dBA CNEL) ²	Distance from Property Line to Receiver (direction)	Parking Lot 1	Recreation (PS)	60	50 feet (west)	Parking Lot 5	Residences (MX)	65	185 feet (east)	Parking Lot 8	Recreation (PS)	60	75 feet (south) Adjacent/15 feet (south)	Parking Lot 12	Residences (CO)	65	Adjacent (west)	ITC	Recreation (P) Religious (MX) Residences (R-H-1.8)	70 65 60	40 feet (southeast) 80 feet (south) 80 feet (south)	Permit Center and Parking Garage	Recreation (PS)	60	50 feet (west)			
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	Table 1 per the provided minimum distances between the rezone sites and sensitive receivers. ▪ If the manufacturer's specifications do not meet the noise levels indicated in Table 1, require, as a part of project approval, at least one of the following: ▪ The installation of a sound wall or similar attenuation feature around the HVAC units that would achieve the required noise level reduction to meet the noise levels indicated in Table 1. If a sound wall is used, the sound wall shall be constructed of a material with a minimum weight of two pounds per square foot with no gaps or perforations. The sound walls may be constructed of, but are not limited to, masonry block, concrete panels, 1/8 inch thick steel sheets, 1-1/2 inch wood fencing, or 1/4 inch glass panels. If wood is used as the primary barrier component, the fence boards must overlap or be of "tongue and groove" construction with a joining compound between the boards to ensure there would be gaps or holes in the fence. ▪ Additional setback of the proposed HVAC units to achieve adequate attenuation of HVAC noise at the nearest receiver to meet the noise levels indicated in Table 1. Prior to approval of building permits, a City-approved noise consultant shall review the proposed method to reduce HVAC noise to verify that attenuation measures would reduce HVAC noise levels to below City limits.				

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TR-1: Fair Share Payment	Prior to issuance of any grading permit and/or building permit for each individual site, the City shall require the applicant or successor in interest to pay a fair share fee for the purpose of providing adequate bicycle and pedestrian facilities, consistent with the applicable City planning documents, such as the City's General Plan, Bikeways Plan, or Downtown Vibrancy Plan.	To ensure the provision of adequate bicycle and pedestrian facilities.	Applicant, or Successor in Interest.	Development and Engineering Services Department – Community Development and Traffic Engineering	Prior to issuance of a grading and/or building permit.
TR-2: Consistency with DVP Policies and Implementation of Safety Features	Developers shall submit site plans for future development of each individual rezoned site that demonstrates consistency with DVP-designated future bicycle lanes, pedestrian paths, and roadway improvements. Particular attention shall be paid to street frontages, setbacks, and vehicle access driveways for both compatibility and safety. Site plans shall indicate the presence of safety features, such as pedestrian warning devices (flashing lights and alarms at driveways), adequate sight distances and sight triangles for safe vehicle maneuvering onto local streets (such as limiting types of vegetation and signage at driveways to increase visibility), signage warning vehicle operators of pedestrian or bicycle presence when existing the site, or other features commonly used in the City to enhance the safety of pedestrians and bicycles. The City shall review submitted site plans for consistency with the DVP prior to approval of grading and/or building permits. If site plans are determined to be inconsistent with the DVP, the City shall require modifications to project design to accommodate the DVP-identified improvements	To ensure the provision of adequate traffic safety features.	Applicant, or Successor in Interest.	Development and Engineering Services Department – Traffic Engineering and Plan Check Services	Prior to site plan approval.

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	throughout the downtown area specific to each rezone site location before approving requested grading and/or building permits.				
TCR-1: Inadvertent Discoveries During Construction	In the event that cultural resources of Native American origin are identified during grading or construction, all earth disturbing work within the vicinity of the find shall be temporarily suspended or redirected until a qualified archaeologist has evaluated the nature and significance of the find; an appropriate Native American representative, based on the nature of the find, is consulted; and mitigation measures are put in place for the disposition and protection of any find pursuant to Public Resources Code Section 21083.2. If the City, in consultation with local Native Americans, determines that the resource is a tribal cultural resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with state guidelines and in consultation with local Native American group(s) prior to continuation of any earth disturbing work within the vicinity of the find. The plan shall include avoidance of the resource or, if avoidance of the resource is infeasible, shall outline the appropriate treatment of the resource in coordination with the appropriate local Native American tribal representative and, if applicable, a qualified archaeologist. Examples of appropriate mitigation for tribal cultural resources include, but are not limited to, protecting the cultural character and integrity of the resource, protecting traditional use of the resource, protecting the confidentiality of the resource, or heritage recovery.	To ensure the protection of on-site tribal cultural resources.	Applicant, or Successor in Interest.	Development and Engineering Services Department – Community Development Department	During the construction phase.

