

**SALINAS-AG INDUSTRIAL CENTER
FINAL MITIGATION MONITORING AND REPORTING PROGRAM (1/29/10)
(GPA 2008-002)**

Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
Agricultural Resources - AG-1	The Applicant shall dedicate an agricultural conservation easement and fee title to the Ag Land Trust for 196.6 acres of prime row crop land known as the Odello Ranch (APN 253-104-003). The City Attorney shall verify that the easement has been dedicated and fee title has been conveyed prior to approval of the Specific Plan.	Partially reduces impacts on agricultural land	Applicant	City Attorney	Prior to Specific Plan Approval
Air Quality – AQ-1	Construction Dust Reduction - Limited Site Grading. Grading plans shall be prepared to limit general construction activity to 8.1 acres per day and grading/excavation activity to 2.2 acres per day within the Plan Area. As more detailed construction information becomes available, emissions from grading activities should be reassessed to determine if the area of grading could be increased; or	Reduces PM ₁₀ impact from construction phase activities	Applicant, Master Developer, Individual Project Developers/Users and/or Successors in Interest	Engineering and Transportation Department	During site reparation and construction activities for all projects
Air Quality – AQ-2	Construction Dust Mitigation Plans. Applicants for infrastructure improvements and for individual projects on sites over 2.2 acres	Reduces PM ₁₀ impact from construction	Applicant, Master Developer, Individual Project Developers/Users	Engineering and Transportation Department	During site reparation and construction activities for all

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	<p>shall prepare a construction dust mitigation plan for approval by the City of Salinas Engineering Services Department. The mitigation plan shall specify the methods of dust control that would be utilized, demonstrate the availability of needed equipment and personnel, use of reclaimed water for dust control, and identify a responsible individual who, if needed, can authorize implementation of additional measures. The mitigation plan shall incorporate best management practices to be implemented during all construction activities including, but not limited to, the following:</p> <p>a. Water all active construction areas at least twice daily and more often as necessary based on the type of operation, area of exposed soil, soil type, and wind speed/exposure (and prevent visible emissions and off-site drift). Active areas adjacent to existing businesses should be kept damp at all times. If necessary during windy periods, watering is to occur on all days of the week regardless of onsite activities. Recycled or</p>	phase activities	and/or Successors in Interest		projects

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	<p>non-potable water should be used to the extent practical;</p> <p>b. Grading activities should be performed during morning hours when winds are generally calmer. Grading should be suspended when winds exceed 15 mph and visible dust clouds cannot be contained within the site;</p> <p>c. Pave, apply water at least twice daily, or apply non-toxic soil stabilizers on all unpaved access roads, parking areas, and staging areas;</p> <p>d. Enclose, cover, and water soil stockpiles a minimum of twice daily;</p> <p>e. Hydro-seed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas that are inactive for four days or more). Plant vegetative ground cover in disturbed areas as soon as possible;</p> <p>f. Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas</p>				

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	<p>at construction sites;</p> <p>g. Sweep street if visible soil material is carried out from the construction site;</p> <p>h. Limit traffic speeds on any unpaved roads to 15 mph;</p> <p>i. Maintain at least two feet of freeboard and cover loads on all trucks hauling dirt, sand, or loose materials;</p> <p>j. Install wheel washers at the entrance to construction sites for all exiting trucks; and</p> <p>k. Post a publicly visible sign that specifies the telephone number and person to contact regarding dust complaints. This person shall respond to complaints and take corrective action within 48 hours. The phone number of the Monterey Bay Unified Air Pollution Control District shall be visible to ensure compliance with Rule 402 (Nuisance).</p>				
Cultural Resources CR-1	The following language will be included in all permits associated with earth moving activities issued for the proposed development within the Plan Area, at off-site	To ensure protection of any on-site cultural resources	Applicant, Master Developer, Individual Project Developers/Users and/or Successors	Engineering and Transportation Department - Plan Check Services	Prior to issuance of a grading permit and during earthmoving and ground disturbance

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	<p>infrastructure improvement locations, and at the Cal Water storage tank site:</p> <p>In the event that significant paleontological and/or archaeological remains 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.</p>		<p>in Interest</p> <p>Cal Water (for Cal Water storage tank site)</p>		
Cultural Resources CR-2	<p>If human remains are found during construction within the Plan Area, at off-site infrastructure improvement locations, and/or at the Cal Water storage tank site there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the 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</p>	<p>To ensure protection and recovery of any on-site cultural resources</p>	<p>Applicant, Master Developer, Individual Project Developers/Users and/or Successors in Interest</p> <p>Cal Water (for Cal Water storage tank site)</p>	<p>Engineering and Transportation Department - Plan Check Services</p>	<p>Prior to issuance of a grading permit and during earthmoving and ground disturbance</p>

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	<p>shall identify the person or persons it believes to be the most likely descendent (MLD) from the deceased Native American. The MLD may then make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and associated grave goods as provided in Public Resources Code section 5097.98. The landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further disturbance if: a) the Native American</p>				
	<p>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,</p>				

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	and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.				
Geology/Soils GEO-1	All future development within the Plan Area shall be designed consistent with the latest edition of the California Building Code and its related seismic standards as well as any additional standards required as standard conditions of approval by the City. Prior to issuance of a building permit for each project within the Plan Area, 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. Final improvement plans shall be subject to review and approval.	To minimize on-site seismic risk.	Applicant, Master Developer, Individual Project Developers/Users and/or Successors in Interest	Engineering and Transportation Department - Plan Check Services	Plan submittal stage/prior to issuance of a building permit.
Geology/Soils GEO-2	Applicants for future projects within the Plan Area shall each prepare a detailed site-specific supplemental liquefaction study. The supplemental liquefaction study shall be performed in accordance with the guidelines contained within the California Division of Mines and Geology Special Publication 117, as	To minimize on-site seismic risk.	Applicant, Master Developer, Individual Project Developers/Users and/or Successors in Interest	Engineering and Transportation Department	Prior to issuance of a grading permit.

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	<p>adopted by the State Mining and Geology Board in accordance with the State of California Seismic Hazards Mapping Act of 1990. The supplemental liquefaction study should also include additional cone penetrometer test (CPT) borings in order to more accurately characterize the site subsurface conditions, determine liquefaction factors of safety, and estimate potential ground settlements as a result of liquefaction. Final improvement plans shall be prepared subject to recommendations in the liquefaction analysis and be consistent with applicable recommendations provided in the Landset report in Appendix G. Final improvement plans shall be subject to review and approval.</p>				
<p>Hazards and Hazardous Materials HZ-1</p>	<p>Limited soils and groundwater testing at the existing hazardous materials containment area located near the Abbott Street/Harris Road intersection as defined in the Phase I Environmental Site Assessment Uni-Kool, 1776 and 1780 Abbott Street in Appendix H, prepared by O'Brien & Gere, shall be conducted</p>	<p>Reduction of risk to public health</p>	<p>Applicant, Master Developer, or Successors in Interest</p>	<p>Engineering and Transportation Department</p>	<p>Prior to issuance of a grading permit</p>

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	by a qualified professional. The analysis shall include a remediation plan as necessary to ensure that contaminated materials are properly handled and disposed. The testing results shall be subject to review of the City of Salinas Engineering and Transportation Department and remediation actions completed prior to issuance of a grading permit for any portion of the Plan Area.				
Transportation and Circulation T-1	Developers of individual projects within the Plan Area shall pay City of Salinas Traffic Fee Program traffic impact fees.		Applicant, Master Developer, Individual Project Developers/Users and/or Successors in Interest	Engineering and Transportation Department - Plan Check Services	Prior to issuance of a building permit
Transportation and Circulation T-2	Developers of individual projects within the Plan Area shall pay the TAMC regional impact fee prior to issuance of their respective project building permits.		Applicant, Master Developer, Individual Project Developers/Users and/or Successors in Interest	Engineering and Transportation Department - Plan Check Services	Prior to issuance of a building permit
Transportation and Circulation T-3	The developer of the first project within the Plan Area shall fund the improvement to convert the SR 68/Westbound Ramps/Spreckels Boulevard intersection to an all-way stop control, prior to issuance of a building permit. The stop control	Elimination of potential impact	Developer of first project within the Plan Area	Engineering and Transportation Department - Traffic and Transportation	Prior to issuance of first building permit within the Plan Area

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	must be in place prior to issuance of an occupancy permit for the first project within the Plan Area.				
Transportation and Circulation T-4	Developers of individual projects within the Plan Area shall pay the Monterey County traffic impact fee, if the fee is in place prior to issuance of a building permit.		Applicant, Master Developer, Individual Project Developers/Users and/or Successors in Interest	Engineering and Transportation Department - Plan Check Services	Prior to issuance of a building permit
Transportation and Circulation T-5	Developers of individual projects within the Plan Area shall pay City of Salinas Traffic Fee Program traffic impact fees. The City shall utilize the fees to fund and construct improvements in a timely manner consistent with the City of Salinas letter to Caltrans dated November 16, 2009, contained in Appendix A of the Final EIR.		Applicant, Master Developer, Individual Project Developers/Users and/or Successors in Interest	Engineering and Transportation Department - Plan Check Services	Fees paid prior to issuance of a building permit Timing of Improvements per Development and Engineering Services Department - Traffic and Transportation determination
Transportation and Circulation T-6	Consistent with the City of Salinas letter to Caltrans dated November 16, 2009, and as a condition of approval of a final Master Parcel Map, the Applicant shall prepare a Frontage Road Preliminary Design Study which includes identification	Facilitation of TAMC circulation projects	Applicant or Successor in Interest	Engineering and Transportation Department	A draft Frontage Road Preliminary Design Study shall be completed and submitted to TAMC prior to, or concurrent with the

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	of a First Phase Frontage Road project for TAMC Regional Development Fee Program Project #7.				City's issuance of a building permit for any development that represents the 51st acre of development within the Plan Area.
Transportation and Circulation T-7	Consistent with the City of Salinas letter to Caltrans dated November 16, 2009, and as a condition of approval of a final Master Parcel Map, the Applicant shall design, fund, and construct a metering signal on the southbound Abbott Street on-ramp to U.S. Highway 101.	Improved public safety	Applicant or Successor in Interest	Engineering and Transportation Department - Plan Check Services	The Applicant shall obtain Caltrans approval of the signal prior to or concurrent with the City's issuance of a building permit for any development that represents the 51st acre of development within the Plan Area. The metering improvements shall be installed prior to or concurrent with the City's issuance of a building permit for any development that represents the 76th acre of development within the Plan Area.