

**JOHN STREET AND ABBOTT STREET MIXED USE DEVELOPMENT PROJECT
 MITIGATION MONITORING AND REPORTING PROGRAM
 (Case File: PUD 2020-002, CUP 2020-030, ER 2020-018, and TM 2022-001)**

Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
AQ-1: Construction Emissions Reduction	<p>Prior to issuance of grading permits, the following measures shall be implemented:</p> <ul style="list-style-type: none"> ▪ All mobile off-road equipment (wheeled or tracked) greater than 50 horsepower used during construction activities shall meet the USEPA Tier 4 interim standards. Tier 4 certification can be for the original equipment or equipment that is retrofitted to meet the Tier 4 interim standards. ▪ Alternative Fuel (natural gas, propane, electric, etc.) construction equipment shall be incorporated where available. These requirements shall be incorporated into the contract agreement with the construction contractor. A copy of the equipment's certification or model year specifications shall be available upon request for all equipment on-site. ▪ Electricity shall be supplied to the site from the existing power grid to support the electric construction equipment. If connection to the grid is determined to be infeasible for portions of the project, a non-diesel fueled generator shall be used. ▪ The project would comply with the CARB Air Toxics Control Measure that limits diesel powered equipment and vehicle idling to no 	To minimize toxic air contaminant exposure to sensitive receptors.	Applicant, or Successor in Interest.	Community Development Department – Current Planning and Permit Services (Building) Divisions	During construction phase.

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	more than five minutes at a location, and the CARB In-Use Off-Road Diesel Vehicle Regulation; compliance with these would minimize emissions of TACs during construction.				
BIO-1: Nesting Bird Surveys and Avoidance	For all phases of the proposed project that contain trees, construction, grading, site preparation and other ground disturbance activities required for future development, 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 project site. The extent of the survey buffer area surrounding the site shall be 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	To ensure protection of protected bird species.	Applicant, or Successor in Interest.	Community Development Department, Current Planning Division	Not more than 14 days prior to vegetation clearance.

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	<p>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.</p>				
<p>CUL-1: Unanticipated Discovery of Cultural Resources</p>	<p>If archaeological resources are encountered during ground-disturbing activities, work within 50 feet shall be halted and the project archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for archeology (National Park Service 1983) shall be contacted 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 ground disturbance activities.</p>	<p>To ensure protection of any on-site cultural resources.</p>	<p>Applicant, or Successor in Interest.</p>	<p>Community Development Department – Current Planning and Permit Services (Building) Divisions</p>	<p>During construction phase.</p>

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HAZ-1: RWQCB Regulatory Agency Submittal	<p>Prior to issuance of a grading permit, the project applicant shall retain a qualified environmental professional (EP), as defined by the American Society of Testing and Materials (ASTM) E-1527, to prepare a Phase I ESA in accordance with standard ASTM methodologies to assess the project site (including development Lots 4, 5, and 6). The project applicant shall submit the Phase I ESA to the Central Coast RWQCB project manager of the open Cleanup Program Site case. Additionally, the project applicant shall submit the following documents to the Central Coast RWQCB Cleanup project manager:</p> <ul style="list-style-type: none"> ▪ Current development plan and any modifications to the development plan for Lots 1-9 ▪ All environmental documents completed for the project (Lots 1-9), including this HMTS ▪ All future environmental documents completed for the project (Lots 1-9) <p>Upon submittal of the information above, the Central Coast RWQCB may require actions such as: development of subsurface investigation workplans; completion of soil, soil vapor, and/or groundwater subsurface investigations; installation of soil vapor or groundwater monitoring wells; soil excavation and offsite disposal; completion of human health risk assessments; and/or completion of remediation reports or case closure documents. Subsurface soil, soil vapor, and groundwater</p>	To ensure protection from contaminated soil or groundwater.	Applicant, or Successor in Interest.	Community Development Department, Current Planning Division and Public Works Department, Development Engineering Division	Prior to issuance of a grading permit or other ground disturbing work.

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	<p>investigations, if required, shall be conducted in accordance with a sampling plan that shall be reviewed and approved by the Central Coast RWQCB.</p> <p>The Central Coast RWQCB closure and agency approval documents shall be submitted and reviewed by the City prior to issuance of grading permits.</p> <p>It should also be noted that the Central Coast RWQCB may determine that Monterey County HMMS or the DTSC may be best suited to perform the cleanup oversight agency duties for the assessment and/or remediation of this project. Should the cleanup oversight agency be transferred from the RWQCB to the Monterey County HMMS or the DTSC, this and other mitigation measures will still apply.</p>				
HAZ-2: Subsurface Investigation	<p>The project applicant shall retain a qualified environmental consultant (Professional Geologist [PG] or Professional Engineer [PE]) to prepare subsurface investigations, as required by the Central Coast RWQCB, prior to construction. The subsurface investigations may include sampling of the following suspect release areas:</p> <ul style="list-style-type: none"> ▪ Stained asphalt and concrete flooring ▪ Drainage trench with unlined effluent ponds and discolored fluids ▪ Onsite hazardous materials storage and abandoned unidentified wastes ▪ Onsite ASTs (waste oil and ammonia) 	To ensure protection from contaminated soil or groundwater.	Applicant, or Successor in Interest.	Community Development Department, Current Planning Division and Public Works Department, Development Engineering Division	Prior to issuance of a grading permit or other ground disturbing work.

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	<ul style="list-style-type: none"> ▪ Former onsite USTs ▪ Former onsite auto repair, machine shop, and gasoline station ▪ Former (potentially remaining onsite) railroad tracks and spurs ▪ Former oil storage warehouse <p>Additionally, these subsurface investigations may include, but are not limited to, completion of:</p> <ul style="list-style-type: none"> ▪ Geophysical surveys ▪ Soil, soil vapor, and/or groundwater sampling assessments ▪ Laboratory analysis for TPH, VOCs, SVOCs, OCPs, and metals <p>The subsurface investigations shall provide recommendations to address identified hazards and indicate when to apply those recommended actions in relation to proposed project activities. As part of the subsurface investigation, analytical results shall be screened against the San Francisco Bay RWQCB environmental screening levels (ESLs). These ESLs are risk-based screening levels for direct exposure of a construction worker under various depth and land use scenarios.</p> <p>Appropriate steps shall be undertaken to protect site workers during project construction and if</p>				

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	<p>necessary, the public during project operation. This would include the preparation of a Soil and Soil Vapor Management Plan (see Mitigation Measure HAZ-3).</p> <p>If contaminants are detected at concentrations exceeding hazardous waste screening thresholds for contaminants in soil (CCR Title 22, Section 66261.24), appropriate steps shall be undertaken to protect site workers during project construction and if necessary, the public during project operation (see Mitigation Measures HAZ-3, HAZ-4, and HAZ-5).</p>				
HAZ-3: Soil and Soil Vapor Management Plan	<p>The project applicant shall retain a qualified environmental consultant (PG or PE) to prepare a Soil and Soil Vapor Management Plan (SSVMP) prior to construction. Where groundwater impacts are identified during implementation of Mitigation Measure HAZ-2, a groundwater management section shall be added to the SSVMP. The SSVMP, or equivalent document, shall be prepared to address onsite handling and management of impacted soils, soil vapor, or other impacted wastes, and reduce hazards to construction workers and offsite receptors during construction. The plan must establish remedial measures and/or soil management practices to ensure construction worker safety, the health of future workers and visitors, and the offsite migration of contaminants from the site. These measures and practices may include, but are not limited to:</p>	<p>To ensure protection from contaminated soil or soil vapor.</p>	<p>Applicant, or Successor in Interest.</p>	<p>Community Development Department, Current Planning Division and Public Works Department, Development and Engineering Division</p>	<p>Prior to issuance of a grading permit or other ground disturbing work.</p>

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	<ul style="list-style-type: none"> ▪ Stockpile management including stormwater pollution prevention and the installation of Best Management Practices (BMPs) ▪ Proper disposal procedures of contaminated materials ▪ Monitoring and reporting ▪ A health and safety plan for contractors working at the site that addresses the safety and health hazards of each phase of site construction activities with the requirements and procedures for employee protection ▪ The health and safety plan will also outline proper soil handling procedures and health and safety requirements to minimize worker and public exposure to hazardous materials during construction. <p>Prior to demolition and grading (construction), the City shall confirm the Central Coast RWQCB's approval of the SSVMP. The project applicant shall review and implement the SSVMP prior to demolition and grading (construction).</p> <p>If odorous or visually stained soils, other indications of hydrocarbon piping or equipment, or debris are encountered during ground-disturbing activities, work in the immediate area shall be halted and a qualified environmental consultant shall be contacted immediately to evaluate the situation. Work may continue on other parts of the project</p>				

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	while impacted soil investigation and/or remediation takes place.				
HAZ-4: Remediation	<p>Where soil is known to be impacted, or is identified during implementation of Mitigation Measure HAZ-2 (subsurface investigation) to be present, within the construction envelope at chemical concentrations exceeding hazardous waste screening thresholds for contaminants in soil (CCR Title 22, Section 66261.24), the project applicant shall retain a qualified environmental consultant (PG or PE), to conduct additional analytical testing and recommend soil disposal recommendations, or consider other remedial engineering controls, as necessary.</p> <p>The qualified environmental consultant shall utilize the development site analytical results for waste characterization purposes prior to offsite transportation or disposal of potentially impacted soils or other impacted wastes. The qualified environmental consultant shall provide disposal recommendations and arrange for proper disposal of the waste soils or other impacted wastes (as necessary), and/or provide recommendations for remedial engineering controls, if appropriate.</p> <p>Remediation of impacted soils and/or implementation of remedial engineering controls may require additional delineation of impacts; additional analytical testing per landfill or recycling facility requirements; soil excavation; and offsite disposal or recycling.</p>	To ensure protection from and proper disposal of contaminated soil.	Applicant, or Successor in Interest.	Community Development Department, Current Planning Division and Public Works Department, Development Engineering Division	Prior to issuance of a grading permit or other ground disturbing work.

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	<p>The City shall confirm the Central Coast RWQCB's approval of the development site disposal recommendations prior to transportation of waste soils offsite and review and approve remedial engineering controls, prior to construction. The project applicant shall review and implement the disposal recommendations prior to transportation of waste soils offsite and review and implement the remedial engineering controls prior to construction.</p>				
HAZ-5: Vapor Mitigation System	<p>Where soil vapor is known (or is identified during implementation of Mitigation Measures HAZ-2, HAZ-3, or HAZ-4) to be present at chemical concentrations exceeding the ESLs for sub-slab/soil gas (vapor) intrusion, the project applicant shall retain a qualified environmental consultant (PG or PE) or other qualified person to prepare a vapor mitigation system design for the proposed project.</p> <p>The plan shall include, but is not limited to:</p> <ul style="list-style-type: none"> ▪ Design specifications ▪ Material specifications ▪ Installation requirements ▪ Monitoring requirements <p>The project applicant shall design and implement engineering measures or institutional controls (e.g., soil vapor barrier) to prevent potential soil vapor intrusion into new residences or businesses in accordance with the measures included in the</p>	To ensure protection from soil vapor.	Applicant, or Successor in Interest.	Community Development Department, Current Planning and Permit Services (Building) Divisions; Public Works Department, Development Engineering Division	Prior to issuance of a grading permit or other ground disturbing work.

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	<p>DTSC's Vapor Intrusion Guidance Document – Final (October 2011) and Vapor Intrusion Mitigation Advisory, Revision 1 (October 2011).</p> <p>Engineering measures or institutional controls shall be submitted to the City's Permit Services Division and Current Planning Division prior to the issuance of any grading or building permits. Said engineering measures and institutional controls shall be peer reviewed by a qualified third-party contractor hired by the City at the project applicant's expense to confirm such measures and controls comply with applicable regulations.</p> <p>Consultation with the DTSC or a local cleanup agency may be required to confirm the appropriateness of the measures and controls. The project applicant and/or contractor shall retain a qualified professional to certify that the accepted measures and controls are properly constructed and functioning at each residence. Written verification shall be submitted to the City.</p> <p>The efficacy of the measures and controls shall be confirmed and certified by a qualified professional pursuant to the construction quality assurance/quality control testing guidance of the DTSC's Vapor Intrusion Guidance Document – Final (October 2011).</p> <p>The project applicant and contractor shall incorporate a sub-slab vapor barrier during construction, the implementation of which would</p>				

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	<p>prevent the potential for soil gas VOCs from migrating to indoor air.</p> <p>The City shall confirm the Central Coast RWQCB's approval of the Vapor Mitigation System Design prior to construction. The project applicant shall review the Vapor Mitigation System Design and install the system during construction.</p>				
TRA-1: Office Use VMT Reduction Program	<p>The applicant for future office use development shall prepare and implement a VMT Reduction Program that reduces VMT generated by the office components of the project to VMT per employee of 6.6 or less. The VMT Reduction Program shall be reviewed and approved by the City prior to approval of permits for proposed office uses. The strategies shall include the following:</p> <ul style="list-style-type: none"> ▪ Reduce Transit Headways and Improve On-Street Bike Facilities. Queue jump lanes shall be installed for northbound MST buses at the Maple Street and Abbott Street intersection, and bike lanes shall be installed along project site frontages with John Street and Abbott Street. The project applicant shall pay for the cost of installation of queue jump lanes and bike lanes. ▪ Safe and Well-Lit Access to Transit. Office uses shall include pedestrian facility improvements along street frontages, which shall include exterior lighting along project frontages served by transit. 	To ensure that VMT generated by office uses does not exceed 6.6 VMT per employee.	Applicant, or Successor in Interest.	Community Development Department, Current Planning Division and Public Works Department	Prior to approval of permits for proposed office uses.

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	<ul style="list-style-type: none"> ▪ Preferential Carpool/Vanpool Parking Spaces. Office uses shall include reserved carpool/vanpool spaces close to the building entrances based on the City's parking requirements. ▪ Designated Parking Spaces for Car Sharing Vehicles. Office uses shall provide designated parking spaces for car sharing vehicles. ▪ Bike Charging Facility. Office uses shall include a secure bike charging facility on site. ▪ Pedestrian Network Improvements. Office uses shall involve pedestrian network improvements throughout and around the project site that encourage people to walk. ▪ Multimodal Wayfinding Signage. Office uses shall include multimodal wayfinding signage to orient users to locations of sustainable transportation. ▪ Bicycle Repair Station/Services. Office uses shall include on-site bicycle repair tools and space to use them to support on-going use of bicycles for transportation. 				
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	To ensure the protection of on-site tribal cultural resources.	Applicant, or Successor in Interest.	Community Development Department – Current Planning and Permit Services	During the construction phase.

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	<p>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.</p>			(Building) Divisions	