

CHAPTER 7

MITIGATION MONITORING AND REPORTING PROGRAM

7.1 STATUTORY REQUIREMENT

When a Lead Agency makes findings on significant environmental effects identified in an EIR, the agency must also adopt a “reporting or monitoring program for the changes to the project which it has adopted or made a condition of approval in order to mitigate or avoid significant effects on the environment” (PRC § 21081.6(a) and CEQA Guidelines § 15091(d) and § 15097). The Mitigation Monitoring and Reporting Program (MMRP) is implemented to ensure that the mitigation measures and project revisions identified in the EIR are implemented. Therefore, the MMRP must include all changes in the proposed project either adopted by the project proponent or made conditions of approval by the Lead or Responsible Agency.

7.2 ADMINISTRATION OF THE MITIGATION MONITORING AND REPORTING PROGRAM

The City of Soledad (City) is the Lead Agency responsible for the adoption of the MMRP. As the applicant, the City is also responsible for implementation of the MMRP, in coordination with other County of Monterey departments and government agencies. Milestones are identified to ensure proper timing of mitigation and verification that the measure was implemented.

According to CEQA Guidelines § 15097(a), a public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity that accepts the delegation. However, until mitigation measures have been completed, the Lead Agency remains responsible for ensuring that the implementation of the measure occurs in accordance with the program.

7.3 MITIGATION MEASURES AND MONITORING PROGRAM

Table 7-1 is structured to enable quick reference to mitigation measures and the associated monitoring program based on the environmental resource. The numbering of mitigation measures correlates with numbering of measures found in the Environmental Impact Analysis chapter of this EIR (refer to Chapter 4).

Table 7-1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
<i>Aesthetics and Cultural Resources</i>				
A&C/mm-1	Demolition of historic buildings will be allowed only after a recordation according to Historic American Building Survey (HABS) standards has been completed. Copies of the HABS recordation for each building shall be maintained in the local public library, City of Soledad Planning Department, and at the Sonoma State Northwest Information Center. These federal recordation standards include large-format photography and measured architectural drawings, along with a professionally prepared historic descriptive text. The HABS requirements are provided at http://www.cr.nps.gov/habshaer/habs/guidelines/arch-index.htm . No demolition permits will be issued by the City of Soledad until the HABS recordation has been completed.	Require submittal of HABS recordation	Prior to issuance of demolition permit and/or construction permit	City of Soledad
A&C/mm-2	<p>The following actions shall be required as mitigation measures, either singly or in combination, whenever preservation, adaptive reuse, or incorporation of historic structures is not reasonably possible:</p> <ol style="list-style-type: none"> a. Demolition of the historic structure with recordation according to the federal Historic American Building Survey (HABS) standards which include large-format photography. b. Item a plus commemoration of the demolished structure with a display of text and photos designed by a professional historical consultant within the interior of the new building proposed for the site. c. Item a plus commemoration of the demolished structure with a display of text and photos designed by a professional historical consultant on the exterior of the new building proposed for the site. d. Item a plus commemoration of the demolished structure with an enclosed display of text and photos designed by a professional historical consultant on the perimeter of the property at the primary entrance. e. Items b, c, and d plus salvage of significant materials of the historic structure for conservation in the historical display. f. Items b, c, and d plus advertisements for acquisition and 	Require submittal of documentation	Prior to issuance of demolition permit and/or construction permit	City of Soledad

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	<p>relocation of the historic structure with its subsequent rehabilitation and adaptive re-use at its new site.</p> <p>g. Item c plus compatible incorporation of the façade only of the historic structure into the design of the new building on site.</p> <p>h. Item c plus preservation of the historic structure on site as non-habitable space (used for storage and/or mechanical equipment only).</p> <p>i. Item c plus relocation and preservation of the historic structure on site for use as non-habitable space. Relocation will occur within the “Old Town Neighborhood Area” as designated on Specific Plan maps, preferably on sites previously designated as suitable receiver sites on Figure 2.3 of the Specific Plan.</p> <p>j. Item c plus relocation and preservation of the historic structure on site for use as habitable space, including compliance with all State Historic Building Code requirements. Relocation will occur within the “Old Town Neighborhood Area” as designated on Specific Plan maps, preferably on sites previously designated as suitable receiver sites on Figure 2.3 of the Specific Plan.</p> <p>k. Item j plus rehabilitation and adaptive reuse off-site for use as habitable space, including compliance with all State Historic Building Code requirements.</p>			
A&C/mm-3	Amend standards for the development of the Railroad parcels to include requirements to maintain 50% opacity in the ultimate site design, in order to preserve visual access to the Downtown from primary travel routes. Options to preserve visual access will include measures such as staggering building heights, and providing breaks in building masses.	Amend Specific Plan	Prior to adoption of Specific Plan	City of Soledad
Air Quality and Greenhouse Gases				
AQ/mm-1	Prior to initiation of construction, the City shall ensure that all required PM10 measures are shown on applicable grading or construction plans. In addition, the City shall designate personnel to insure compliance and monitor the effectiveness of the required dust control measures (as conditions dictate, monitor duties may be necessary on weekends and holidays to insure compliance); the name and telephone number of the designated monitor shall be	Require submittal of notes on applicable plan sheets	Prior to issuance of grading and/or construction permits	City of Soledad

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
	<p>provided to the MBUAPCD prior to construction. PM10 measures shall include:</p> <ul style="list-style-type: none"> a. Reduce the amount of the disturbed area where possible; b. Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 miles per hour. Reclaimed (nonpotable) water should be used whenever possible; c. All dirt stock-pile areas should be sprayed daily as needed; d. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities; e. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast-germinating native grass seed and watered until vegetation is established; f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the SLOAPCD; g. All roadways, parking areas, and pathways to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used; h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site; i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with California Vehicle Code § 23114. j. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site; k. Sweep streets at the end of each day if visible soil material is carried on to adjacent paved roads. Water sweepers with reclaimed water should be used where feasible; l. The City shall designate a person or persons to monitor the 			

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	<p>fugitive dust emission and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emission below 20% opacity, and to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the MBUAPCD prior to the start of any grading, earthwork, or demolition.</p>			
<p>AQ/mm-2</p>	<p>Prior to construction of any development within the Plan Area, the following measures shall be incorporated into the building and landscape plans to the maximum extent feasible:</p> <ol style="list-style-type: none"> a. Plan for a transit stop and associated amenities consistent with the Specific Plan (i.e., covered turnout, direct pedestrian access, covered bench, smart signage, route information displays, and lighting); b. Incorporate outdoor electrical outlets to encourage the use of electric appliances and tools. c. Trusses for south-facing portions of roofs shall be designed to handle dead weight loads of standard solar photovoltaic panels. Roof design shall include sufficient south-facing roof surface, based on structures size and use, to accommodate adequate solar panels. For south-facing roof pitches, the closest standard roof pitch to the ideal average solar exposure shall be used. d. Plant wind resistant, drought tolerant, native deciduous shade trees along southern exposures of buildings to reduce energy use to cool buildings in summer and allow for solar warming in the winter. e. Utilize green building materials that are resource efficient, recycled, sustainable, and available locally if feasible. f. Install high efficiency heating and cooling systems. g. Orient building to be aligned north/south to reduce energy used to cool buildings in the summer. h. Design building to include roof overhangs that are sufficient to block the high summer sun, but not the lower winter sun, from penetrating south facing windows. i. Utilize high efficiency gas or solar water heaters, and energy efficient appliances. 	<p>Require submittal of plans and documentation, as applicable</p>	<p>Prior to issuance of grading and/or construction permits</p>	<p>City of Soledad</p>

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	<ul style="list-style-type: none"> j. Utilize double paned windows. k. Utilize low energy exterior lighting. l. Utilize low energy efficient interior lighting. m. Utilize low energy traffic signals (i.e., light emitting diode). n. Install door sweeps and weather stripping if more efficient doors and windows are not available. o. Install energy-reducing programmable thermostats. p. Use roofing material with a solar reflectance values meeting the U.S. Environmental Protection Agency (EPA)/Department of Energy (DOE) Energy Star® rating to reduce summer cooling needs. q. Use native, drought tolerant, and wind resistant plants that do not require supplemental watering once established and are low ROG emitting. r. Provide and require the use of battery powered or electric landscape and turf maintenance equipment. s. Use clean engine technologies (e.g., alternative fuel, electrification) engines that are not subject to regulations. t. Provide valet bicycle parking at community event centers, as feasible. t.u. <u>Require the development of voluntary and/or required commute trip reduction programs in association with commercial, retail or industrial developments that would result in job growth, including implementation of ride-sharing programs, subsidized or discounted transit programs, provisions for end-of-trip facilities (i.e., lockers and showers to encourage biking), implementation of commute trip reduction marketing, provisions for car-sharing programs, utilization of alternative fuel or electric vehicles or an employer-sponsored vanpool/shuttle, implementation of a bike-sharing program or an employee parking “cash-out” to encourage use of alternative forms of transportation.</u> 			
AQ/mm-3	<p>Prior to initiation of construction, the City shall ensure that all heavy equipment idling restrictions are shown on applicable grading and construction plans:</p> <ul style="list-style-type: none"> a. Staging and queuing areas shall not be located within 1,000 feet 	Require submittal of notes on applicable plan sheets	Prior to issuance of grading and/or construction permits	City of Soledad

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	of off-site sensitive receptors; b. Diesel idling within 1,000 feet of sensitive receptors shall not be permitted (i.e., the operators shall turn the equipment off when there is a break in the work the equipment is accomplishing); c. Use of alternative fueled equipment is recommended whenever possible; and d. Signs that specify the no idling requirements must be posted and enforced at the construction site.			
Hydrology and Water Quality				
HYD/mm-1	Amend the proposed Specific Plan to include standards which encourage the dispersal of infiltration opportunities, including through the use of cisterns, vegetated bio-swales, porous paving, smaller infiltration areas and rainwater gardens in streetscapes and in individual projects.	Amend Specific Plan	Prior to adoption of Specific Plan	City of Soledad
HYD/mm-2	Reduce impervious surface coverage where possible and/or provide small infiltration areas such as plant wells along streets and in parking areas to disperse runoff.	Require submittal of plans and documentation, as applicable	Prior to issuance of land use, grading and/or construction permits	City of Soledad
HYD/mm-3	Integrate rain gardens into landscaped areas to both reduce irrigation water demand and provide opportunities for infiltration.	Require submittal of plans and documentation, as applicable	Prior to issuance of land use, grading and/or construction permits	City of Soledad
HYD/mm-4	Extend application of BMPs to smaller projects within the Plan Area, including controlling travel of soil to area streets, and integration of post-construction stormwater control techniques. Extend application of LID technologies throughout the Plan Area as pertinent to specific projects.	Require submittal of plans and documentation, as applicable	Prior to issuance of land use, grading and/or construction permits	City of Soledad
HYD/mm-5	During any project resulting in ground disturbance, the City shall ensure that BMPs are included on all grading and construction plans, and implemented during grading and construction activities. BMPs shall include, but not be limited to, the following: a. Staking or flagging of grading footprint to minimize the area of disturbance.	Require submittal of plans and documentation, as applicable	Prior to issuance of land use, grading and/or construction permits	City of Soledad

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	<ul style="list-style-type: none"> b. Designation of staging areas, including equipment and materials storage. c. Fueling of major equipment shall not occur on-site due to nearby sensitive receptors. d. Disturbed areas shall be stabilized with vegetation or hard surface treatments upon completion of construction in any specific area. e. All inactive disturbed soil areas are required to be stabilized with both sediment and temporary erosion control prior to the onset of the rainy season. 			
HYD/mm-6	<p>Prevent dust and sediment from entering City streets and stormwater systems during active site construction through the use of erosion control barriers. The following measures shall be incorporated into applicable grading and construction plans, and implemented prior to ground disturbance:</p> <ul style="list-style-type: none"> a. Incorporate the use of silt fences, straw bales, perimeter ditches, water bars, temporary culverts and swales, sediment traps, minimal grading concepts, and similar techniques appropriate for the site. b. Erosion and sediment transport control structures shall be in place prior to the onset of seasonal rains. c. Restoration and re-vegetation of graded areas and unprotected sloped shall be completed as soon as possible following site disturbance. 	Require submittal of plans and documentation, as applicable	Prior to issuance of land use, grading and/or construction permits	City of Soledad
HYD/mm-7	Ensure necessary stormwater system capacity improvements are completed in advance of or in conjunction with, new development.	Require submittal of plans and documentation, as applicable	Prior to issuance of land use, grading and/or construction permits	City of Soledad
Land Use Planning and Parks				
LU-P/mm-1	Amend the proposed Specific Plan to encourage the inclusion of "pocket" parks, linear parks, public plazas, or other small dispersed parks or recreational areas in the downtown area.	Amend Specific Plan	Prior to adoption of Specific Plan	City of Soledad
LU-P/mm-2	Amend the proposed Specific Plan to expand the discussion and	Amend Specific Plan	Prior to adoption of	City of Soledad

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	definition of appropriate parks and recreational facilities within the downtown area to include uses more suited to an infill urban environment. Amend the proposed Specific Plan and/or recommend amendments to the General Plan, as appropriate, to provide policies that would protect the best use of land within the downtown while also providing adequate parks and recreational spaces for residents or visitors in this area.		Specific Plan	
Transportation and Traffic				
TC/mm-1	Installation of a traffic signal at the intersection of East Street and Monterey Street would be necessary to accommodate the additional trips at this location associated with buildout of development under the proposed Specific Plan. Signalization shall occur prior to degradation of the intersection to unacceptable LOS E and when warranted by actual observed traffic conditions.	Amend Specific Plan	Prior to adoption of Specific Plan	City of Soledad
TC/mm-2	<p>Conditions at the Front Street/Nestles Road/US 101 ramps intersection shall be designed to accommodate future cumulative traffic demands through implementation of one of the following options.</p> <ul style="list-style-type: none"> a. Maintain the current signalized configuration, which can accommodate baseline cumulative traffic volumes, as well as additional traffic to and from the railroad parcels, while maintaining acceptable Level of Service C or better. b. Modify the design of the proposed roundabout, such as developing a two-lane roundabout (or similar measure achieving intersection Level of Service C or better). 	Amend Specific Plan	Prior to adoption of Specific Plan	City of Soledad
TC/mm-3	Prohibition of southbound left-turn movements at the intersection of East Street and Front Street, and the signalization of the following intersections would be necessary to accommodate the additional trips associated with cumulative development of the City: Front Street and San Vicente, Front Street and West Street, and Front Street and Main Street. Improvements shall occur prior to degradation of the intersections to unacceptable LOS E and when warranted by actual observed traffic conditions.	Amend Specific Plan,	Prior to adoption of Specific Plan	City of Soledad

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Water Resources				
WR/mm-1	<p>The Specific Plan shall be amended to include water conservation measures applicable to all development in the Plan Area. Such measures shall include, at minimum, the following:</p> <ul style="list-style-type: none"> a. All irrigation shall employ low water use techniques (e.g., soil moisture sensors, drip irrigation). b. The use of drought-tolerant, native vegetation shall be encouraged. c. All new appliances shall be low-flow. d. Indoor water conservation methods shall be identified to reduce indoor water usage for future developments, including, but not limited to, low water-use toilets, showerheads and faucets; and automatic shut-off devices for bathrooms and kitchen faucets. e. The City shall continue to actively pursue funds for completion of necessary recycled water infrastructure. 	Amend Specific Plan	Prior to adoption of Specific Plan	City of Soledad