

RESOLUTION NO 2370

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD
APPROVING A MITIGATION MONITORING PROGRAM
FOR THE ANNEXATION OF PROJECT AREAS I
AND 2 OF THE VISTA SOLEDAD
COMMUNITY SUBDIVISION**

WHEREAS, Michael A. Dadasovich, Kathleen D. Dadasovich, Michael Hat, and Sharon Hat are the owners of property adjacent to the City of Soledad identified herein as Project Area 1, which contains Assessor's Parcel Numbers 257-101-37 and 39 and is located west of West Street and east of San Vicente Road; and,

WHEREAS, Michael A. Dadasovich, Kathleen D. Dadasovich, Michael Hat, and Sharon Hat have applied to the City of Soledad through Westvail, Inc. for rezoning and zoning map amendment, annexation, and approval of a vesting tentative subdivision map for Project Area 1 to allow for the development of single family residential, commercial, and public/institutional land uses; and,

WHEREAS, the FEIR has been prepared in compliance with the procedural and substantive requirements of CEQA, and reflects the independent judgment of the lead agency; and

WHEREAS, the City Council of the City of Soledad has adopted a resolution certifying the Vista Soledad Community Final Environmental Impact Report (FEIR) as adequate; and,

WHEREAS, the FEIR has been prepared in accordance with the requirements of and pursuant to the California Environmental Quality Act (CEQA); and,

WHEREAS, the City Council of the City of Soledad has adopted a resolution approving the rezoning and zoning map amendment, and a request for annexation of Project Areas 1 and 2 to the City of Soledad; and,

WHEREAS, the City Council of the City of Soledad has adopted a resolution approving the vesting tentative subdivision map for Project Area 1 subject to specific conditions; and,

WHEREAS, California Public Resources Section 21081.6 requires the City, when making findings for approval of a tentative subdivision map, to adopt a reporting or monitoring program for the changes to the proposed project which it has adopted or made a condition of project approval in order to mitigate significant adverse environmental impacts, and such program is designed to insure compliance with the mitigation measures during project implementation; and,

WHEREAS, the mitigation monitoring program for the proposed project, included in "Exhibit A" attached hereto and incorporated herein by reference, fully complies with the requirements of California Public Resources Section 21081.6 and will insure compliance with the mitigation measures during project implementation.

NOW, THEREFORE, be it hereby resolved by the City Council of the City of Soledad as follows:

1. This resolution is hereby adopted by the City Council of the City of Soledad approving the mitigation monitoring program for Project Areas 1 and 2 of the proposed project included in "Exhibit A" attached hereto and incorporated herein by reference, subject to the second reading and adoption of the Ordinance rezoning the property.

PASSED AND ADOPTED at the regular meeting of the City Council of the City of Soledad duly held on the 8th day of August, 1994, by the following vote.

AYES, and in favor thereof, Councilmembers: John Holguin, Ben Jimenez, Jr., Richard Ortiz, Mayor Pro Tem Fabian Barrera, Mayor Fred Ledesma.

NAYES, Councilmembers: None

ABSENT, Councilmembers: None



 MAYOR OF THE CITY OF SOLEDAD

ATTEST:



 CITY CLERK OF THE CITY OF SOLEDAD

Exhibit A
Mitigation Monitoring Program

Exhibit A

Mitigation Monitoring Program

Legal Requirement

On January 1, 1989, the California State Legislature passed into law Assembly Bill 3180. This bill requires all public agencies to adopt reporting or monitoring programs when they approve projects subject to environmental impact reports (EIRs) or negative declarations (NDs) that include mitigation measures to avoid significant adverse environmental effects. The reporting or monitoring program is designed to ensure compliance with mitigation measures during project implementation in order to avoid significant adverse environmental impacts.

The law was passed in response to historic non-implementation of mitigation measures presented in environmental documents and subsequently adopted as conditions of approval for a proposed project. In addition, monitoring ensures that mitigation measures are implemented and thereby provides a mechanism to evaluate the effectiveness of the mitigation measures.

A definitive set of mitigation measures would include enough detailed information and enforcement procedures to ensure the mitigation measure's compliance. This mitigation monitoring program is designed to provide a mechanism to ensure that mitigation measures are implemented.

Mitigation Monitoring Program

The basis for this mitigation monitoring program is the mitigation measures included in the FSEIR. These mitigation measures are designed to eliminate or reduce significant adverse environmental effects to a level of insignificance. These mitigation measures become conditions of approval for the proposed project which the project proponent is required to complete during and after implementation of the proposed project.

The attached checklist (Attachments A and B) is proposed for monitoring the implementation of the mitigation measures. This mitigation monitoring checklist contains all mitigation measures included in the FSEIR. Some of the mitigation measures included in the FSEIR have been incorporated into the proposed project. Therefore, the mitigation monitoring checklist has been updated to indicate that these mitigation measures have been incorporated into the proposed project.

Mitigation Monitoring Program Procedures

The mitigation monitoring program should be implemented as follows

- 1 The lead agency should be responsible for coordination of the mitigation monitoring program, including the mitigation monitoring checklist. The lead agency should be responsible for completing the mitigation monitoring checklist and distributing the mitigation monitoring checklist to the responsible individuals or agencies for their use in monitoring the mitigation measures
- 2 Each responsible individual or agency will then be responsible for determining whether the mitigation measures contained in the mitigation monitoring checklist have been complied with. Once all mitigation measures have been complied with, the responsible individual or agency should submit a copy of the mitigation monitoring checklist to the lead agency to be placed in the project file. If the mitigation measure has not been complied with, the mitigation monitoring checklist should not be returned to the lead agency
- 3 Prior to the issuance of an occupancy permit, the lead agency should review the mitigation monitoring checklist to ensure that all mitigation measures have been complied with to the extent applicable according to the project phase and nature of the mitigation measure. An occupancy permit should not be issued until all mitigation measures included in the mitigation monitoring checklist have been complied with.
- 4 If a responsible individual or agency determines that a non-compliance has occurred, a written notice should be delivered by certified mail to the project proponent describing the non-compliance and requiring compliance within a specified period of time. If a non-compliance still exists at the expiration of the specified period of time, construction may be halted and fines may be imposed, at the discretion of the lead agency



Project Area 1
Mitigation Monitoring Checklist



Attachment A

Mitigation Monitoring Program Checklist

Vista Soledad Community EIR – Project Area 1

Prior to recordation of the **Final Subdivision Map and Improvement Plans** for the proposed project, the following mitigation measures shall be carried out:

#	Nature of Mitigation	Party Responsible for Implementation	Party Responsible for Monitoring	Implementation Confirmed by Planning and Building Department	Remarks
4.	<p>As a construction implementation step, the project proponent shall prepare an erosion control plan. The erosion control plan shall include the following information.</p> <p>a. Measures for controlling erosion during construction of the proposed project, including detention basins to hold pre-development run-off volumes for a 100-year storm event, reseeding of disturbed areas, and periodic watering during excessive winds. These measures shall be included in contractor work specifications.</p> <p>b. Measures for controlling erosion after construction on the project site, including reseeding of disturbed areas. These measures shall be included in contractor work specifications.</p>	Project Proponent(s)	City Engineer City Utilities Superintendent City Planning Director		
5.	<p>Future development will be subject to site specific construction investigation(s) to assure structural stability during an earthquake.</p>	Project Proponent(s)	City Engineer		

#	Nature of Mitigation	Party Responsible for Implementation	Party Responsible for Monitoring	Implementation Confirmed by Planning and Building Department	Remarks
6.	Prior to future development, the project proponent shall be required to submit a detailed surface water drainage improvement plan for the project site and construct improvements specified in the plan. The plan shall include design and specifications for the on-site surface water drainage system and all off-site drainage improvements.	Project Proponent(s)	City Engineer City Utilities Superintendent City Planning Director		
8.	The project proponent shall meet with the City of Soledad and the Soledad Union School District to determine the location and exact specifications of the proposed storm water drainage detention facility to be located on the project site. The proposed storm water drainage detention facility shall be incorporated in the final subdivision improvement plans.	Project Proponent(s)	City Engineer City Utilities Superintendent Soledad Union School District City Planning Director		
9	The project proponent shall design a surface water drainage facility to the north of the bike and pedestrian path to accommodate the 100-year storm event. This facility shall be contained within a drainage easement on-site, in accordance with the City of Soledad Design Standards and Standards Specifications and the City of Soledad General Development Map	Project Proponent(s)	City Engineer City Utilities Superintendent City Planning Director		

#	Nature of Mitigation	Party Responsible for Implementation	Party Responsible for Monitoring	Implementation Confirmed by Planning and Building Department	Remarks
11.	<p>A Transportation Demand Management (TDM) Program, consistent with the requirements of the Transportation Agency of Monterey County and the City of Soledad Trip Reduction Ordinance, shall be prepared. The program should describe methods for encouraging ride-sharing, vanpooling, and transit, not only by employees, but by potential patrons as well. The plan should also describe methods for encouraging alternative modes of transportation, such as pedestrian and bicycle access. The TDM program should be prepared for each phase of future development on the project site and incorporated into the final improvement plans for each project area.</p>	Project Proponent(s)	City Planning Director		
18.	<p>A Transportation Demand Management (TDM) Program, consistent with the requirements of the Transportation Agency of Monterey County and the City of Soledad Trip Reduction Ordinance, shall be prepared to result in a minimum 30 percent reduction in traffic generated by the proposed project to reduce pollutant emission levels for ROG, CO, NO_x, SO_x, and PM₁₀. The TDM Program, which will be a required provision in the development agreement entered into by the project proponent and the City of Soledad, shall be incorporated into the final improvement plans for each project area and is subject to review and approval by the City Planning Director prior to recordation of the final subdivision map for each stage of the project.</p>	Project Proponent(s)	City Planning Director		

#	Nature of Mitigation	Party Responsible for Implementation	Party Responsible for Monitoring	Implementation Confirmed by Planning and Building Department	Remarks
19	<p>As a project implementation step, the project proponent(s) shall be required to prepare an emission reduction program, to be incorporated into any development agreement entered into by the project proponent and the City of Soledad, in order to minimize the vehicle-related pollutant emission levels for ROG, CO, NOx, SOx, and PM₁₀ generated by future development on the project site. This program shall be subject to review and approval by the Planning Director prior to recordation of the final subdivision map for any stage of the project. The program shall, at a minimum, contain the following measures:</p> <ul style="list-style-type: none"> a. The site plans for any commercial, industrial, or recreational development on the project site shall include provision of adequate and secure storage facilities for bicycles of both employees and customers, as well as the provision of employees shower and locker facilities, in order to encourage the use of bicycles for transportation. b. The site plans for any development on the project site shall include provision for transit design features in order to encourage the use of alternative modes of transportation. c. The site plans for any development on the project site shall include provision for pedestrian access between major points within the development in order to encourage the use of alternative modes of transportation. 	Project Proponent(s)	City Planning Director		

#	Nature of Mitigation	Party Responsible for Implementation	Party Responsible for Monitoring	Implementation Confirmed by Planning and Building Department	Remarks
22.	The project proponent for Project Area 1 shall coordinate with the City of Soledad Public Works Department to determine the appropriate additional facilities required to ensure proper water flows to this area. Such improvements could include a separate pressure system with pumping station, an additional water storage tank, upsizing segments of the water main to provide for the required domestic and fire flow, and/or connection to the existing infrastructure at La Cuesta Views development. Once necessary additional facilities are determined, these facilities shall be included in project designs, subject to review and approval by the City Engineer prior to approval of the final map.	Project Proponent(s)	City Utilities Superintendent City Engineer City Planning Director		
34.	The project proponent shall provide an offer to dedicate 5.3 acres of land to the City of Soledad to offset park land acquisition fees. This shall be included in the final subdivision improvement plans subject to the review and approval of the City Planning Director prior to recordation of the final subdivision map	Project Proponent(s)	City Planning Director		
44.	The school facility in Project Area 1 shall be located on Parcel D away from Gabilan Drive to reduce the potential for safety hazards to elementary school children. Placement of building envelopes shall be illustrated on a final map.	Project Proponent(s)	Soledad Union School District City Planning Director		

#	Nature of Mitigation	Party Responsible for Implementation	Party Responsible for Monitoring	Implementation Confirmed by Planning and Building Department	Remarks
45	With the exception noted below, future development designs for the project site shall include greenway buffers, with a minimum width of 55 feet, adjacent to all active agricultural land. These buffers shall be landscaped with native vegetation a minimum of 12 feet in height. The buffer shown on the northern property line shall be deleted, but the project proponent shall be required to provide appropriate agricultural, utility, and school easements. These shall be illustrated in the final subdivision improvement plans, subject to review and approval by the Site and Planning Commission and the Planning Director prior to approval of final maps.	Project Proponent(s)	City Planning Director		



Attachment B

Mitigation Monitoring Program Checklist

Vista Soledad Community EIR – Project Area 1

Prior to the issuance of a **Building and/or Grading Permit** for the proposed project, the following mitigation measures shall be carried out:

#	Nature of Mitigation	Party Responsible for Implementation	Party Responsible for Monitoring	Implementation Confirmed by Planning and Building Department	Remarks
1.	Future development on the project site shall be designed in accordance with earthquake design regulations of the Uniform Building Code. Future development will also be subject to site specific construction investigation(s) to assure structural stability during an earthquake event prior to approval of final design plans.	Project Proponent(s)	City Engineer		
2.	As a construction implementation step for all future development on the project site, the project proponent shall have a soils investigation completed by a qualified soils engineer; this requirement shall be incorporated as a condition of approval. The scope of this investigation shall be determined by the City Engineer and shall include a detailed analysis of the liquefaction hazard on the project site for proposed buildings. Recommendations from this investigation shall be incorporated into final improvement plans for all future development on the project site.	Project Proponent(s)	City Engineer		

#	Nature of Mitigation	Party Responsible for Implementation	Party Responsible for Monitoring	Implementation Confirmed by Planning and Building Department	Remarks
3.	As a construction implementation step, the project proponent shall conduct a detailed design-level soils investigation to ensure that structural foundations and subsurface improvements are appropriately designed to withstand the expansive nature of on-site soils and to ensure that grading and excavation plans are properly engineered. Recommendations of the soils investigation shall be incorporated into improvement plans for the project site.	Project Proponent(s)	City Engineer		
5.	Future development will be subject to site specific construction investigation(s) to assure structural stability during an earthquake.	Project Proponent(s)	City Engineer		

#	Nature of Mitigation	Party Responsible for Implementation	Party Responsible for Monitoring	Implementation Confirmed by Planning and Building Department	Remarks
7	<p>All off-site improvements shall be made in lieu of fees, if appropriate, the city shall enter into an agreement with the project proponent for reimbursement of all costs incurred over impact fee costs. These improvements as set forth in the final subdivision improvement plans incorporated into the development agreement for this project, shall be subject to review and approval by the City Engineer and Public Works Director prior to issuance of a building permit. The plan shall include, but not be limited to the following:</p> <ul style="list-style-type: none"> a) Adequate drainage facilities to accommodate the added run-off from the proposed project as well as existing flows; b) Grease traps shall be provided to collect pollutants contained in the run-off from the project site; c) Any surface water drainage facilities shall also provide sediment and pollution control facilities such as, non-point source separator units; and d) Provisions for periodic sweeping of roadways, driveways, and parking areas in the commercial parcels of the project site. 	Project Proponent(s)	<p>City Engineer</p> <p>City Utilities Superintendent</p>		

#	Nature of Mitigation	Party Responsible for Implementation	Party Responsible for Monitoring	Implementation Confirmed by Planning and Building Department	Remarks
9	<p>The project proponent shall design a surface water drainage facility to the north of the bike and pedestrian path to accommodate the 100-year storm event. This facility shall be contained within a drainage easement on-site, in accordance with the City of Soledad Design Standards and Standards Specifications and the City of Soledad General Development Map. This design shall be incorporated into final subdivision improvement plans, subject to review and approval by City Staff prior to issuance of a building permit.</p>	Project Proponents	Public Works Director City Engineer Planning Director		
10.	<p>The developer shall apply for, and obtain a <i>General Permit for Storm Water Discharges Associated with Construction Activity</i> by submitting a completed Notice of Intent (NOI) form and payment of \$500 to the State Water Resources Control Board prior to the issuance of a building permit. Further, the developer shall be required to comply with the terms of this permit during and after construction of the project which include, but are not limited to, the following:</p> <p>a. The use of water quality controls (i.e., Best Management Practices) both during and after construction such as:</p> <ul style="list-style-type: none"> • Designing each project area to focus on minimizing directly connected impervious surfaces, to provide for slowing of storm water flows and increasing recharge potential, <p>Continued on next page.</p>	Project Proponent(s)	City Engineer City Utilities Superintendent City Planning Director		

#	Nature of Mitigation	Party Responsible for Implementation	Party Responsible for Monitoring	Implementation Confirmed by Planning and Building Department	Remarks
10	<p>Continued from previous page.</p> <ul style="list-style-type: none"> • Stabilizing denuded areas prior to the wet season (October 1 through May 1); • Limiting construction access routes and stabilizing access points, • Protecting adjacent properties with sediment barriers, dikes, or mulching; • Stabilizing and preventing erosion from temporary conveyance channels and outlets, • Using proper construction material and construction waste storage, handling, and disposal practices; • Protect outdoor storage materials from drainage with berms and roof covers; • Use appropriate landscape controls (irrigation and application of fertilizers, herbicides, and pesticides; and • Install structural storm water treatment controls such as, wet ponds, swales, vegetated filter strips, extended detention basins, and or sand filters. <p>b. Performance of routine visual monitoring of these controls; and</p> <p>c. Submittal of an annual report, documenting all surface water drainage information to the State Water Resources Control Board.</p>	Project Proponent(s)	City Engineer City Utilities Superintendent City Planning Director		

#	Nature of Mitigation	Party Responsible for Implementation	Party Responsible for Monitoring	Implementation Confirmed by Planning and Building Department	Remarks
12.	Future development shall pay city-wide traffic impact fees prior to issuance of a building permit if these fees exceed costs of circulation improvements borne by project proponents.	Project Proponent(s)	City Planning Director		
13/15. (13.)	One of the following improvement scenarios shall be incorporated into the final improvement plans prior to occupancy of any structure and shall be made in lieu of fees, reimbursements to project proponents shall be made, as necessary. These improvements are subject to review and approval by the City Planning Director, City Engineer, and City Manager prior to issuance of a building permit. The specific timing and implementation procedures for the following mitigation measures shall be determined in the development agreement between the project proponent and the City of Soledad. Continued on next page.	Project Proponent(s)	City Manager City Planning Director City Engineer		

#	Nature of Mitigation	Party Responsible for Implementation	Party Responsible for Monitoring	Implementation Confirmed by Planning and Building Department	Remarks
13/15. (13.)	<p>Continued from previous page.</p> <p>Street Segments - Scenario 1</p> <ul style="list-style-type: none"> • Construct Gabilan Drive as a four-lane arterial with median left-turn channelization between San Vicente Road and West Street. • Widen San Vicente Road to accommodate median left-turn channelization along the entire project boundary • Relocate San Vicente Road between the Market Street extension and Front Street. • All phases of development should have at least two access/egress points. • Consider extending Entrada Drive to Vista Del Soledad and closing off Puma Drive as a cul-de-sac. <p>Continued on next page.</p>	Project Proponent(s)	City Manager City Planning Director City Engineer		

#	Nature of Mitigation	Party Responsible for Implementation	Party Responsible for Monitoring	Implementation Confirmed by Planning and Building Department	Remarks
13/15. (13.)	<p>Continued from previous page.</p> <p>Street Segments – Scenario 2</p> <ul style="list-style-type: none"> • Construct Gabilan Drive as a four-lane arterial with median left-turn channelization between West Street and the Moranda Road/North Soledad Highway 101 interchange. • All phases of development should have at least two access/egress points. • Consider extending Entrada Drive to Vista Del Soledad and closing off Puma Drive as a cul-de-sac. • Provide frontage improvements along Front Street to accommodate an ultimate four lane arterial. • Consider abandoning the southern portion of San Vicente Road between the Market Street extension and Front Street and realigning San Vicente Road to extend from the Market Street extension to Front Street as contained in Figure 25. Additional alignments of Gabilan Drive should be considered before establishing the final alignment. 	Project Proponent(s)	<p>City Manager</p> <p>City Planning Director</p> <p>City Engineer</p>		



#	Nature of Mitigation	Party Responsible for Implementation	Party Responsible for Monitoring	Implementation Confirmed by Planning and Building Department	Remarks
14/16. (14.)	<p>One of the following improvement scenarios shall be incorporated into the final improvement plans prior to occupancy of any structure and shall be made in lieu of fees, reimbursements to project proponents shall be made, as necessary. These improvements are subject to review and approval by the City Planning Director, City Engineer, and City Manager prior to issuance of a building permit. The specific timing and implementation procedures for the following mitigation measures shall be determined in the development agreement between the project proponent and the City of Soledad.</p> <p>Intersections - Scenario 1</p> <ul style="list-style-type: none"> • Construct a westbound Front Street right-turn lane at San Vicente Road. • Provide separate left-turn and right-turn lanes on the southbound San Vicente Road approach at Front Street. • When the Front Street/San Vicente Road intersection approaches signal warrants, eliminate the intersection and realign it to intersect with the Front Street/Moranda Road intersection as provided in Figure 25. • Signalize the Front Street/San Vicente Road intersection. • Provide a westbound Front Street right-turn lane at West Street. <p>Continued on next page.</p>	Project Proponent(s)	City Manager City Planning Director City Engineer		

#	Nature of Mitigation	Party Responsible for Implementation	Party Responsible for Monitoring	Implementation Confirmed by Planning and Building Department	Remarks
14/16. (14.)	<p>Continued from previous page.</p> <p>Intersections - Scenario 2</p> <ul style="list-style-type: none"> • The Gabilan Drive/San Vicente Road intersection will warrant northbound San Vicente Road left-turn and right-turn lanes in addition to a through lane, eastbound and westbound Gabilan Drive left-turn and through lanes. This intersection should be controlled by multi-way stop signs. • Provide a northbound Moranda Road right-turn lane, a northbound Highway 101 Off-Ramp through lane, westbound Gabilan Drive left-turn and through lanes, and northbound and southbound Moranda Road stop signs. • Relocate Moranda Road further south to intersect Front Street to accommodate a southbound Front Street left-turn lane. The relocation of Moranda Road should be aligned with the new San Vicente Road alignment. • A second eastbound Front Street left-turn lane should be considered at Moranda Road to reduce left turn storage requirements. This would require two northbound Moranda Road through lanes. <p>Continued on next page.</p>	Project Proponent(s)	<p>City Manager</p> <p>City Planning Director</p> <p>City Engineer</p>		

#	Nature of Mitigation	Party Responsible for Implementation	Party Responsible for Monitoring	Implementation Confirmed by Planning and Building Department	Remarks
14/16. (14.)	<p>Continued from previous page.</p> <ul style="list-style-type: none"> • If the city determines that Moranda Road be left in its current configuration, signalization of the northbound Highway-101 off- and on-ramp-Gabilan Drive/Moranda Road intersection should be required. • Signalize the Front Street/San Vicente Road intersection. • Signalize the Front Street/West Street intersection. 	Project Proponent(s)	City Engineer City Planning Director		
20	<p>Contractor specifications for any proposed construction project shall be submitted to the City of Soledad Planning Department for review and approval prior to issuance of a building permit for that specific development project. Contractor specifications shall include, but not be limited to, the following particulate emission reduction measures:</p> <p>a. Exposed earth surfaces shall be watered during clearing, excavation, grading, and construction activities. Watering of exposed surfaces should reduce particulate emissions by as much as 50 percent. All construction contracts shall require watering in late morning and at the end of each day. The frequency of watering shall increase if wind speeds exceed 15 mile per hour.</p> <p>Continued on next page.</p>	Project Proponent(s)	City Planning Director		

#	Nature of Mitigation	Party Responsible for Implementation	Party Responsible for Monitoring	Implementation Confirmed by Planning and Building Department	Remarks
20	<p>Continued from previous page.</p> <p>b. Throughout excavation activities, appropriate measures shall be taken to reduce or eliminate the dissemination of dust or particulate matter from material placed in haul trucks.</p> <p>c. Develop a comprehensive construction activity management plan so as to minimize the emission of particulate matter on the construction site. The construction activity management plan shall be reviewed and enforced, as required, by the Planning Director</p> <p>d. Upon completion of construction, measures shall be implemented to reduce wind erosion. Revegetation and repaving of roadways, sidewalks, and parking lots shall be completed as soon as possible.</p> <p>e. Any future development on the project site shall be required to comply with the MBUAPCD regulatory requirement regarding particulate emissions, subject to the review and approval of the Planning Director prior to issuance of a building permit.</p>	Project Proponent(s)	City Planning Director		
23.	The engineer for each project proponent shall analyze and design the proposed water distribution system and the improvements to the existing systems in accordance with the City of Soledad Design Criteria. The calculations shall be submitted to the City Engineer for review and approval prior to issuance of a grading permit.	Project Proponent(s)	City Engineer City Utilities Superintendent City Planning Director		

#	Nature of Mitigation	Party Responsible for Implementation	Party Responsible for Monitoring	Implementation Confirmed by Planning and Building Department	Remarks
24.	<p>A declaration of restrictions shall be coordinated with the City of Soledad and shall state that specific water-conservation methods shall be included in any future development of the project areas and recorded prior to approval of the final subdivision map and final improvement plans. The specific water conservation measures may include, but not be limited to the following:</p> <ul style="list-style-type: none"> a. Ultra-low flush toilets (maximum of 1.5 gallons per flush); b. Low-flow shower heads (maximum of 2.5 gallons per minute); and c. Low-flow kitchen and lavatory faucets (maximum of 2.5 gallons per minute). d. All front yards of all lots within a given stage shall be landscaped prior to the time of acceptance of the improvements for that stage and shall utilize low water use "xeriscape" landscaping as defined by the Monterey County Water Resources Agency Water Conservation Ordinance. e. Turf grass shall be limited to a maximum of 15 percent of the entire landscape for all lots. Turf area may be increased to 25 percent of the entire landscape if a drought tolerant species is used. 	Project Proponent(s)	City Engineer City Utilities Superintendent City Planning Director		

#	Nature of Mitigation	Party Responsible for Implementation	Party Responsible for Monitoring	Implementation Confirmed by Planning and Building Department	Remarks
25.	The project proponent for Project Area 1 shall be responsible for ensuring that the existing agricultural well is abandoned in conformance with the State of California Department of Health Service Standards subject to review and approval of the City Engineer and Utilities Superintendent prior to the issuance of a building permit for any project area contained within the project site. Timing and abandonment of the well will be established pursuant to the terms of any development agreement entered into by the project proponent and the City of Soledad.	Project Proponent(s)	City Engineer City Utilities Superintendent		
26.	In order to ensure that adequate sewage plant capacity is available, no building permits shall be issued for projects when current average sewage flows plus estimated average sewage flows from incomplete buildings exceed the treatment capacity of 1.02 mgd as determined by the Regional Water Quality Control Board, subject to review and approval by the City Engineer, Utilities Superintendent, City Planning Director, and City Manager	Project Proponent(s)	City Engineer City Utilities Superintendent City Planning Director City Manager		

#	Nature of Mitigation	Party Responsible for Implementation	Party Responsible for Monitoring	Implementation Confirmed by Planning and Building Department	Remarks
27	<p>In order to ensure that adequate sewage plant capacity is available, the City of Soledad shall actively pursue in cooperation with the project proponent and current commercial tenants the implementation of a water conservation program outlined in the project analysis that will reduce the overall water demand in the city by 15 percent and increase the capacity of the wastewater treatment plant by 0.85 mgd. This program shall be implemented prior to completion and operation of the expanded wastewater treatment plant expansion. In the event that this program is not implemented within this time-frame, then no building permits shall be issued for projects when current average sewage flows plus estimated average sewage flows from incomplete buildings exceed the estimated treatment capacity of 3 10 mgd, subject to review and approval by the City Engineer, Utilities Superintendent, City Planning Director, and City Manager</p>	Project Proponent(s)	<p>City Engineer City Utilities Superintendent City Planning Director City Manager</p>		
28.	<p>The engineer for each project area shall analyze and design the proposed sewer system and the improvements to the existing system during the design phase to accurately address capacity and outfall of the system. The calculations shall be submitted to the City Engineer and Utilities Superintendent for review and approval prior to issuance of a grading permit.</p>	Project Proponent(s)	<p>City Engineer City Utilities Superintendent</p>		

#	Nature of Mitigation	Party Responsible for Implementation	Party Responsible for Monitoring	Implementation Confirmed by Planning and Building Department	Remarks
30	<p>In accordance with state law, the project proponent shall pay the maximum development school impact fees to the City of Soledad. The maximum amount payable to the City of Soledad shall be applicable at the time such fees are tendered to the City of Soledad. These development fees shall be shared on a 65/35 percent basis, with 65 percent to the Soledad Union School District and 35 percent to the Gonzales Union High School District, subject to the review and approval of the Soledad Union School District, the Gonzales Union School District, the City Manager, and the project proponent prior to the issuance of a building permit.</p>	Project Proponent(s)	<p>Soledad Union School District Gonzales Union High School District City Manager</p>		
31.	<p>In the event the Soledad Union School District becomes a unified school district (K-12), the project proponent shall pay to the Soledad Union School District fees in an amount agreed upon by the Soledad Union School District and the project proponent prior to the issuance of a building permit.</p>	Project Proponent(s)	Soledad Union School District		



#	Nature of Mitigation	Party Responsible for Implementation	Party Responsible for Monitoring	Implementation Confirmed by Planning and Building Department	Remarks
32.	The project proponent, the City of Soledad, the Soledad Union School District, and the Gonzales Union High School District shall pursue the development of a school facilities mitigation agreement to off-set the capital improvement costs to provide a new elementary school and high school in the city. This type of agreement is encouraged, although not mandated, by the city's general plan. The terms of the agreement may include one or all of the following recommendations: donation of land, formation of a Mello-Roos Public Facilities Financing District, provision of new facilities, and/or additional fees in excess of those authorized by Government Code Section 53030. This school facilities mitigation agreement will be subject to review of the Soledad Union School District, the Gonzales Union High School District, the City of Soledad, and the project proponent.	Project Proponent(s) Soledad Union School District Gonzales Union High School District	Project Proponent(s) Soledad Union School District Gonzales Union High School District City Manager		
37	The project proponent shall pay park impact fees to the City of Soledad.	Project Proponent(s)	City Planning Director		
38.	Future development on the project site shall be required to construct all utilities to, through, and on the project site underground and shall include such specifications in final construction plans, subject to review and approval of the City Engineer, City Utilities Superintendent, and Building Official prior to issuance of a building permit.	Project Proponent(s)	City Utilities Superintendent		

#	Nature of Mitigation	Party Responsible for Implementation	Party Responsible for Monitoring	Implementation Confirmed by Planning and Building Department	Remarks
39	Future development on the commercial parcels on the project site shall be required to incorporate recycling facilities or receptacles designated for recyclable waste, subject to review and approval of the City Planning Director prior to issuance of a building permit. Decisions of the Planning Director may be appealed by a project proponent after Soledad Municipal Code Section 17 46.020 Residential properties may be subject to similar restrictions in accordance with state mandated and/or locally adopted source reduction and recycling programs.	Project Proponent(s)	City Planning Director		
41.	If archaeological resources or human remains are discovered during construction, work shall be halted within 150 feet of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated and implemented prior to continuation of construction. Such mitigation shall be included in the contractor specifications for any specific construction project and shall be subject to approval by the Planning Director prior to the issuance of a building permit.	Project Proponent(s)	City Planning Director		
43.	A lighting plan shall be prepared for commercial development to insure that light and glare produced does not adversely affect adjacent residential development. This plan is subject to review and approval of the City Planning Director prior to issuance of a building permit.	Project Proponent(s)	City Planning Director		

#	Nature of Mitigation	Party Responsible for Implementation	Party Responsible for Monitoring	Implementation Confirmed by Planning and Building Department	Remarks
46.	The project proponent shall provide formal notice to potential homebuyers and record an agrarian easement on the deeds to property giving adjacent farms that have been in production for more than three years the right to continue operations; full disclosure and Right to Farm statements must be signed by all property owners adjacent to agricultural land.	Project Proponent(s)	City Planning Director		
48.	Development designs for the project site shall conform to the City of Soledad's landscaping policy, the state mandated Water Conservation Model Ordinance, the Soledad Water Conservation Plan, and the pending Soledad Source Reduction and Recycling Element, subject to review and approval by the City Planning Director prior to issuance of a building permit. Decisions of the Planning Director may be appealed by a project proponent after submission of appropriate fees in the manner set forth in Soledad Municipal Code Section 17 46.020	Project Proponent(s)	City Planning Director		

Project Area 2
Mitigation Monitoring Checklist

Attachment A

Mitigation Monitoring Program Checklist

Vista Soledad Community EIR – Project Area 2

Prior to recordation of the **Final Subdivision Map and Improvement Plans** for the proposed project, the following mitigation measures shall be carried out.

#	Nature of Mitigation	Party Responsible for Implementation	Party Responsible for Monitoring	Implementation Confirmed by Planning and Building Department	Remarks
4.	<p>As a construction implementation step, the project proponent shall prepare an erosion control plan. The erosion control plan shall include the following information.</p> <p>a. Measures for controlling erosion during construction of the proposed project, including detention basins to hold pre-development run-off volumes for a 100-year storm event, reseeded of disturbed areas, and periodic watering during excessive winds. These measures shall be included in contractor work specifications.</p> <p>b. Measures for controlling erosion after construction on the project site, including reseeded of disturbed areas. These measures shall be included in contractor work specifications.</p>	Project Proponent(s)	City Engineer City Utilities Superintendent City Planning Director		
5.	Future development will be subject to site specific construction investigation(s) to assure structural stability during an earthquake.	Project Proponent(s)	City Engineer		

#	Nature of Mitigation	Party Responsible for Implementation	Party Responsible for Monitoring	Implementation Confirmed by Planning and Building Department	Remarks
6.	Prior to future development, the project proponent shall be required to submit a detailed surface water drainage improvement plan for the project site and construct improvements specified in the plan. The plan shall include design and specifications for the on-site surface water drainage system and all off-site drainage improvements.	Project Proponent(s)	City Engineer City Utilities Superintendent City Planning Director		
11.	A Transportation Demand Management (TDM) Program, consistent with the requirements of the Transportation Agency of Monterey County and the City of Soledad Trip Reduction Ordinance, shall be prepared. The program should describe methods for encouraging ride-sharing, vanpooling, and transit, not only by employees, but by potential patrons as well. The plan should also describe methods for encouraging alternative modes of transportation, such as pedestrian and bicycle access. The TDM program should be prepared for each phase of future development on the project site and incorporated into the final improvement plans for each project area.	Project Proponent(s)	City Planning Director		



#	Nature of Mitigation	Party Responsible for Implementation	Party Responsible for Monitoring	Implementation Confirmed by Planning and Building Department	Remarks
18.	A Transportation Demand Management (TDM) Program, consistent with the requirements of the Transportation Agency of Monterey County and the City of Soledad Trip Reduction Ordinance, shall be prepared to result in a minimum 30 percent reduction in traffic generated by the proposed project to reduce pollutant emission levels for ROG, CO, NOx, SOx, and PM ₁₀ . The TDM Program, which will be a required provision in the development agreement entered into by the project proponent and the City of Soledad, shall be incorporated into the final improvement plans for each project area and is subject to review and approval by the City Planning Director prior to recordation of the final subdivision map for each stage of the project.	Project Proponent(s)	City Planning Director		

#	Nature of Mitigation	Party Responsible for Implementation	Party Responsible for Monitoring	Implementation Confirmed by Planning and Building Department	Remarks
19	<p>As a project implementation step, the project proponent(s) shall be required to prepare an emission reduction program, to be incorporated into any development agreement entered into by the project proponent and the City of Soledad, in order to minimize the vehicle-related pollutant emission levels for ROG, CO, NOx, SOx, and PM₁₀ generated by future development on the project site. This program shall be subject to review and approval by the Planning Director prior to recordation of the final subdivision map for any stage of the project. The program shall, at a minimum, contain the following measures:</p> <ul style="list-style-type: none"> a. The site plans for any commercial, industrial, or recreational development on the project site shall include provision of adequate and secure storage facilities for bicycles of both employees and customers, as well as the provision of employees shower and locker facilities, in order to encourage the use of bicycles for transportation. b. The site plans for any development on the project site shall include provision for transit design features in order to encourage the use of alternative modes of transportation. c. The site plans for any development on the project site shall include provision for pedestrian access between major points within the development in order to encourage the use of alternative modes of transportation. 	Project Proponent(s)	City Planning Director		

#	Nature of Mitigation	Party Responsible for Implementation	Party Responsible for Monitoring	Implementation Confirmed by Planning and Building Department	Remarks
36	The project proponent for Project Area 2 shall dedicate land for and develop an appropriate park or pay park impact fees prior to recordation of the final subdivision map, subject to review and approval of the City Manger	Project Proponent(s)	City Manager City Planning Director		
45	Future development designs for the project site shall include greenway buffers, with a minimum width of 55 feet, adjacent to all active agricultural land. These buffers shall be landscaped with native vegetation a minimum of 12 feet in height. They shall be illustrated in the final subdivision improvement plans.	Project Proponent(s)	City Planning Director		
47	Future development designs for Project Area 2 shall include a greenway buffer, with a minimum width of 20 feet adjacent to commercial uses located to the south. This buffer shall be landscaped with native vegetation a minimum of 10 feet in height. A fence may be constructed within this buffer at the southern most point (adjacent to commercial property), if desired, landscaping must be placed between residential development and the fence. This greenway shall be illustrated in the final subdivision improvement plans, subject to review and approval by the Site and Architectural Review Committee prior to approval of the final map.	Project Proponent(s)	City Planning Director		

Attachment B

Mitigation Monitoring Program Checklist

Vista Soledad Community EIR – Project Area 2

Prior to the issuance of a **Building and/or Grading Permit** for the proposed project, the following mitigation measures shall be carried out.

#	Nature of Mitigation	Party Responsible for Implementation	Party Responsible for Monitoring	Implementation Confirmed by Planning and Building Department	Remarks
1.	Future development on the project site shall be designed in accordance with earthquake design regulations of the Uniform Building Code. Future development will also be subject to site specific construction investigation(s) to assure structural stability during an earthquake event prior to approval of final design plans. Final design plans for future proposed projects shall be subject to review and approval of the City Engineer prior to issuance of a building permit.	Project Proponent(s)	City Engineer		

#	Nature of Mitigation	Party Responsible for Implementation	Party Responsible for Monitoring	Implementation Confirmed by Planning and Building Department	Remarks
2.	<p>As a construction implementation step for all future development on the project site, the project proponent shall have a soils investigation completed by a qualified soils engineer; this requirement shall be incorporated as a condition of approval. The scope of this investigation shall be determined by the City Engineer and shall include a detailed analysis of the liquefaction hazard on the project site for proposed buildings. Recommendations from this investigation shall be incorporated into final improvement plans for all future development on the project site and shall be subject to review and approval by the City Engineer prior to issuance of a building permit.</p>	Project Proponent(s)	City Engineer		
3.	<p>As a construction implementation step, the project proponent shall conduct a detailed design-level soils investigation to ensure that structural foundations and subsurface improvements are appropriately designed to withstand the expansive nature of on-site soils and to ensure that grading and excavation plans are properly engineered. Recommendations of the soils investigation shall be incorporated into improvement plans for the project site, subject to review and approval by the City Engineer and City Building Department prior to issuance of a building permit.</p>	Project Proponent(s)	City Engineer		
5.	<p>Future development will be subject to site specific construction investigation(s) to assure structural stability during an earthquake.</p>	Project Proponent(s)	City Engineer		

#	Nature of Mitigation	Party Responsible for Implementation	Party Responsible for Monitoring	Implementation Confirmed by Planning and Building Department	Remarks
7	<p>All off-site improvements shall be made in lieu of fees; if appropriate, the city shall enter into an agreement with the project proponent for reimbursement of all costs incurred over impact fee costs. These improvements as set forth in the final subdivision improvement plans incorporated into the development agreement for this project, shall be subject to review and approval by the City Engineer and Public Works Director prior to issuance of a building permit. The plan shall include, but not be limited to the following:</p> <ul style="list-style-type: none"> a) Adequate drainage facilities to accommodate the added run-off from the proposed project as well as existing flows; b) Grease traps shall be provided to collect pollutants contained in the run-off from the project site; c) Any surface water drainage facilities shall also provide sediment and pollution control facilities, such as a non-point source separator unit; and d) Provisions for periodic sweeping of roadways, driveways, and parking areas in the commercial parcels on the project site. 	Project Proponent(s)	City Engineer City Utilities Superintendent		

#	Nature of Mitigation	Party Responsible for Implementation	Party Responsible for Monitoring	Implementation Confirmed by Planning and Building Department	Remarks
10	<p>The developer shall apply for, and obtain a <i>General Permit for Storm Water Discharges Associated with Construction Activity</i> by submitting a completed Notice of Intent (NOI) form and payment of \$500 to the State Water Resources Control Board prior to the issuance of a building permit. Further, the developer shall be required to comply with the terms of this permit during and after construction of the project which include, but are not limited to, the following:</p> <p>a. The use of water quality controls (i.e., Best Management Practices) both during and after construction such as:</p> <ul style="list-style-type: none"> • Designing each project area to focus on minimizing directly connected impervious surfaces, to provide for slowing of storm water flows and increasing recharge potential, <p>Continued on next page.</p>	Project Proponent(s)	City Engineer City Utilities Superintendent City Planning Director		

#	Nature of Mitigation	Party Responsible for Implementation	Party Responsible for Monitoring	Implementation Confirmed by Planning and Building Department	Remarks
10	<p>Continued from previous page.</p> <ul style="list-style-type: none"> • Stabilizing denuded areas prior to the wet season (October 1 through May 1); • Limiting construction access routes and stabilizing access points; • Protecting adjacent properties with sediment barriers, dikes, or mulching; • Stabilizing and preventing erosion from temporary conveyance channels and outlets; • Using proper construction material and construction waste storage, handling, and disposal practices; • Protect outdoor storage materials from drainage with berms and roof covers, • Use appropriate landscape controls (irrigation and application of fertilizers, herbicides, and pesticides; and • Install structural storm water treatment controls such as, wet ponds, swales, vegetated filter strips, extended detention basins, and or sand filters. <p>b. Performance of routine visual monitoring of these controls; and</p> <p>c. Submittal of an annual report, documenting all surface water drainage information to the State Water Resources Control Board.</p>	Project Proponent(s)	<p>City Engineer</p> <p>City Utilities Superintendent</p> <p>City Planning Director</p>		

#	Nature of Mitigation	Party Responsible for Implementation	Party Responsible for Monitoring	Implementation Confirmed by Planning and Building Department	Remarks
12.	Future development shall pay city-wide traffic impact fees prior to issuance of a building permit if these fees exceed costs of circulation improvements borne by project proponents.	Project Proponent(s)	City Planning Director		
13/15. (13.)	One of the following improvement scenarios shall be incorporated into the final improvement plans prior to occupancy of any structure and shall be made in lieu of fees, reimbursements to project proponents shall be made, as necessary. These improvements are subject to review and approval by the City Planning Director, City Engineer, and City Manager prior to issuance of a building permit. The specific timing and implementation procedures for the following mitigation measures shall be determined in the development agreement between the project proponent and the City of Soledad. Continued on next page.	Project Proponent(s)	City Engineer City Planning Director City Manager		

#	Nature of Mitigation	Party Responsible for Implementation	Party Responsible for Monitoring	Implementation Confirmed by Planning and Building Department	Remarks
13/15 (13)	<p>Continued from previous page.</p> <p>Street Segments - Scenario 1</p> <ul style="list-style-type: none"> • Construct Gabilan Drive as a four-lane arterial with median left-turn channelization between San Vicente Road and West Street. • Widen San Vicente Road to accommodate median left-turn channelization along the entire project boundary • Relocate San Vicente Road between the Market Street extension and Front Street. • All phases of development should have at least two access/egress points. • Extend Market Street from West Street to San Vicente Road. <p>Continued on next page.</p>				



#	Nature of Mitigation	Party Responsible for Implementation	Party Responsible for Monitoring	Implementation Confirmed by Planning and Building Department	Remarks
13/15 (13.)	<p>Continued from previous page.</p> <p>Street Segments - Scenario 2</p> <ul style="list-style-type: none"> • Construct Gabilan Drive as a four-lane arterial with median left-turn channelization between West Street and the Moranda Road/North Soledad Highway 101 interchange. • All phases of development should have at least two access/egress points. • Provide frontage improvements along Front Street to accommodate an ultimate four lane arterial. • Consider abandoning the southern portion of San Vicente Road between the Market Street extension and Front Street and realigning San Vicente Road to extend from the Market Street extension to Front Street as contained in Figure 25. Additional alignments of Gabilan Drive should be considered before establishing the final alignment. • Modify West Street to provide median left-turn channelization between Front Street and Gabilan Drive. This should be able to be accommodated within the 55- to 56-foot curb-to-curb width that exists and is proposed as part of the project frontage improvements. 	Project Proponent(s)	City Engineer City Planning Director City Manager		

#	Nature of Mitigation	Party Responsible for Implementation	Party Responsible for Monitoring	Implementation Confirmed by Planning and Building Department	Remarks
14/16. (14.)	<p>One of the following improvement scenarios shall be incorporated into the final improvement plans prior to occupancy of any structure and shall be made in lieu of fees, reimbursements to project proponents shall be made, as necessary. These improvements are subject to review and approval by the City Planning Director, City Engineer, and City Manager prior to issuance of a building permit. The specific timing and implementation procedures for the following mitigation measures shall be determined in the development agreement between the project proponent and the City of Soledad.</p> <p>Intersections - Scenario 1</p> <ul style="list-style-type: none"> • Construct a westbound Front Street right-turn lane at San Vicente Road. • Provide separate left-turn and right-turn lanes on the southbound San Vicente Road approach at Front Street. • When the Front Street/San Vicente Road intersection approaches signal warrants, eliminate the intersection and realign it to intersect with the Front Street/Moranda Road intersection as provided in Figure 25 • Signalize the Front Street/San Vicente Road intersection. • Provide a westbound Front Street right-turn lane at West Street. <p>Continued on next page.</p>	Project Proponent(s)	City Engineer City Planning Director		

#	Nature of Mitigation	Party Responsible for Implementation	Party Responsible for Monitoring	Implementation Confirmed by Planning and Building Department	Remarks
14/16. (14.)	<p>Continued from previous page.</p> <p>Intersections – Scenario 2</p> <ul style="list-style-type: none"> The Gabilan Drive/San Vicente Road intersection will warrant northbound San Vicente Road left-turn and right-turn lanes in addition to a through lane, eastbound and westbound Gabilan Drive left-turn and through lanes. This intersection should be controlled by multi-way stop signs. Provide a northbound Moranda Road right-turn lane, a northbound Highway 101 Off-Ramp through lane, westbound Gabilan Drive left-turn and through lanes, and northbound and southbound Moranda Road stop signs. <p>Relocate Moranda Road further south to intersect Front Street to accommodate a southbound Front Street left-turn lane. The relocation of Moranda Road should be aligned with the new San Vicente Road alignment.</p> <ul style="list-style-type: none"> A second eastbound Front Street left-turn lane should be considered at Moranda Road to reduce left turn storage requirements. This would require two northbound Moranda Road through lanes. <p>Continued on next page.</p>	Project Proponent(s)	City Engineer City Planning Director		

#	Nature of Mitigation	Party Responsible for Implementation	Party Responsible for Monitoring	Implementation Confirmed by Planning and Building Department	Remarks
14/16. (14.)	<p>Continued from previous page</p> <ul style="list-style-type: none"> • If the city determines that Moranda Road be left in its current configuration, signalization of the northbound Highway-101 off- and on-ramp-Gabilan Drive/Moranda Road intersection should be required. • Signalize the Front Street/San Vicente Road intersection. • Signalize the Front Street/West Street intersection. 				
20	<p>Contractor specifications for any proposed construction project shall be submitted to the Building Department for review and approval prior to issuance of a building permit for that specific development project. Contractor specifications shall include, but not be limited to, the following particulate emission reduction measures:</p> <p>a. Exposed earth surfaces shall be watered during clearing, excavation, grading, and construction activities. Watering of exposed surfaces should reduce particulate emissions by as much as 50 percent. All construction contracts shall require watering in late morning and at the end of each day. The frequency of watering shall increase if wind speeds exceed 15 mile per hour</p> <p>Continued on next page.</p>	Project Proponent(s)	City Planning Director		

#	Nature of Mitigation	Party Responsible for Implementation	Party Responsible for Monitoring	Implementation Confirmed by Planning and Building Department	Remarks
20	<p>Continued from previous page.</p> <p>b. Throughout excavation activities, material placed in haul trucks shall be watered, and tarpaulins or other effective covers shall be used at all times.</p> <p>c. Develop a comprehensive construction activity management plan that minimizes the pieces of construction equipment operating, that minimizes the extent of the site area worked during any given period of time, that limits the speed of all construction equipment to 15 miles per hour on unpaved surfaces, and makes provision to sweep adjacent streets, as needed, to remove accumulated silt.</p> <p>d. Upon completion of construction, measures shall be implemented to reduce wind erosion. Revegetation and repaving of roadways, sidewalks, and parking lots shall be completed as soon as possible.</p> <p>e. Any future development on the project site shall be required to comply with the MBUAPCD regulatory requirement regarding particulate emissions, subject to the review and approval of the Planning Director prior to issuance of a building permit.</p>	Project Proponent(s)	City Planning Director		

#	Nature of Mitigation	Party Responsible for Implementation	Party Responsible for Monitoring	Implementation Confirmed by Planning and Building Department	Remarks
23.	The engineer for each project proponent shall analyze and design the proposed water distribution system and the improvements to the existing systems in accordance with the City of Soledad Design Criteria. The calculations shall be submitted to the City Engineer for review and approval prior to issuance of a grading permit.	Project Proponent(s)	City Engineer City Utilities Superintendent		



#	Nature of Mitigation	Party Responsible for Implementation	Party Responsible for Monitoring	Implementation Confirmed by Planning and Building Department	Remarks
24.	<p>A declaration of restrictions shall be coordinated with the City of Soledad and shall state that specific water-conservation methods shall be included in any future development of the project areas and recorded prior to approval of the final subdivision map and final improvement plans. The specific water conservation measures may include, but not be limited to the following:</p> <ul style="list-style-type: none"> a. Ultra-low flush toilets (maximum of 1.5 gallons per flush); b. Low-flow shower heads (maximum of 2.5 gallons per minute); and c. Low-flow kitchen and lavatory faucets (maximum of 2.5 gallons per minute). d. All front yards of all lots within a given stage shall be landscaped prior to the time of acceptance of the improvements for that stage and shall utilize low water use "xeriscape" landscaping as defined by the Monterey County Water Resources Agency Water Conservation Ordinance. e. Turf grass shall be limited to a maximum of 15 percent of the entire landscape for all lots. Turf area may be increased to 25 percent of the entire landscape if a drought tolerant species is used. 	Project Proponent(s)	City Engineer City Utilities Superintendent City Planning Director		

#	Nature of Mitigation	Party Responsible for Implementation	Party Responsible for Monitoring	Implementation Confirmed by Planning and Building Department	Remarks
27	<p>In order to ensure that adequate sewage plant capacity is available, the City of Soledad shall actively pursue in cooperation with the project proponent and current commercial tenants the implementation of a water conservation program outlined in the project analysis that will reduce the overall water demand in the city by 15 percent and increase the capacity of the wastewater treatment plant by 0.85 mgd. This program shall be implemented prior to completion and operation of the expanded wastewater treatment plant expansion. In the event that this program is not implemented within this timeframe, then no building permits shall be issued for projects when current average sewage flows plus estimated average sewage flows from incomplete buildings exceed the estimated treatment capacity of 3.10 mgd, subject to review and approval by the City Engineer, Utilities Superintendent, and City Manager</p>	Project Proponent(s)	<p>City Engineer City Utilities Superintendent</p>		
28.	<p>The engineer for each project area shall analyze and design the proposed sewer system and the improvements to the existing system during the design phase to accurately address capacity and outfall of the system. The calculations shall be submitted to the City Engineer and Utilities Superintendent for review and approval prior to issuance of a grading permit.</p>	Project Proponent(s)	<p>City Engineer City Utilities Superintendent</p>		

#	Nature of Mitigation	Party Responsible for Implementation	Party Responsible for Monitoring	Implementation Confirmed by Planning and Building Department	Remarks
30	In accordance with state law, the project proponent shall pay the maximum development school impact fees to the City of Soledad. The maximum amount payable to the City of Soledad shall be applicable at the time such fees are tendered to the City of Soledad. These development fees shall be shared on a 65/35 percent basis, with 65 percent to the Soledad Union School District and 35 percent to the Gonzales Union High School District, subject to the review and approval of the Soledad Union School District, the Gonzales Union School District, the City Manager, and the project proponent prior to the issuance of a building permit.	Project Proponent(s)	Soledad Union School District Gonzales Union High School District City Manager		
31.	In the event the Soledad Union School District becomes a unified school district (K-12), the project proponent shall pay to the Soledad Union School District fees in an amount agreed upon by the Soledad Union School District and the project proponent prior to the issuance of a building permit.	Project Proponent(s)	Soledad Union School District Gonzales Union High School District City Manager		
37	The project proponent shall pay park impact fees to the City of Soledad.	Project Proponent(s)	City Planning Director		
38.	Future development on the project site shall be required to construct all utilities to, and all amenities thereto, through, and on the project site underground and shall include such specifications in final construction plans.	Project Proponent(s)	City Utilities Superintendent		

#	Nature of Mitigation	Party Responsible for Implementation	Party Responsible for Monitoring	Implementation Confirmed by Planning and Building Department	Remarks
39	Future development on the commercial parcels on the project site shall be required to incorporate recycling facilities or receptacles designated for recyclable waste, subject to review and approval of the City Planning Director prior to issuance of a building permit. Decisions of the Planning Director may be appealed by a project proponent after Soledad Municipal Code Section 17 46.020 Residential properties may be subject to similar restrictions in accordance with state mandated and/or locally adopted source reduction and recycling programs.	Project Proponent(s)	City Planning Director		
41.	If archaeological resources or human remains are discovered during construction, work shall be halted within 150 feet of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated and implemented prior to continuation of construction. Such mitigation shall be included in the contractor specifications for any specific construction project and shall be subject to approval by the Planning Director prior to the issuance of a building permit.	Project Proponent(s)	City Planning Director		
43.	A lighting plan shall be prepared for commercial development to insure that light and glare produced does not adversely affect adjacent residential development. This plan is subject to review and approval of the City Planning Director prior to issuance of a building permit.	Project Proponent(s)	City Planning Director		

#	Nature of Mitigation	Party Responsible for Implementation	Party Responsible for Monitoring	Implementation Confirmed by Planning and Building Department	Remarks
46.	The project proponent shall provide formal notice to potential homebuyers and record an agrarian easement on the deeds to property giving adjacent farms that have been in production for more than three years the right to continue operations; full disclosure and Right to Farm statements must be signed by all property owners adjacent to agricultural land.	Project Proponent(s)	City Planning Director		
48.	Development designs for the project site shall conform to the City of Soledad's landscaping policy, the state mandated Water Conservation Model Ordinance, the Soledad Water Conservation Plan, and the pending Soledad Source Reduction and Recycling Element, subject to review and approval by the City Planning Director prior to issuance of a building permit. Decisions of the Planning Director may be appealed by a project proponent after submission of appropriate fees in the manner set forth in Soledad Municipal Code Section 17 46.020	Project Proponent(s)	City Planning Director		