

RESOLUTION NO. 120-20 (CM)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE ADOPTING THE MITIGATED NEGATIVE DECLARATION (PP2019-14) FOR THE CONSTRUCTION OF A 72 UNIT MULTI-FAMILY AFFORDABLE HOUSING DEVELOPMENT ON A 4.7± ACRE SITE LOCATED AT 139, 141, 161 MILES LANE AND 201 KIMBERLY LANE, WATSONVILLE, (APNS 016-491-01, -02, AND -03, AND 016-111-44); AND ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE PROJECT, IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, on January 16, 2019, an application for a Special Use Permit with Design Review and Environmental Review (PP2019-14), Lot Line Adjustment, and Density Bonus, to allow construction of a 61 unit multi-family affordable housing development located at 139, 141, 161 Miles Lane and 201 Kimberly Lane, Watsonville, California, was filed by Elizabeth Nahas Wilson with MidPen Housing Corporation, applicant, on behalf of the Michael C. Marchisio Trust and Namvar & Shireen Dinyari; and

WHEREAS, on June 12, 2019, the applicant amended the entitlement application to include a request for adopting a Planned Development Overlay District; and

WHEREAS, the California Environmental Quality Act (Public Resources Code section 21000, *et seq.*, and the California Environmental Quality Act Guidelines, 14 California Code of Regulations section 15000, *et seq.*, collectively, "CEQA") requires a lead agency to prepare a Mitigated Negative Declaration for projects that could have a significant impact on the environment without mitigation; and

WHEREAS, an Initial Study was prepared for the proposed project (dated December 2, 2019) in accordance with Section 15063 of the CEQA Guidelines. The Initial Study addresses the potential physical environmental effects of the proposed

project for each of the environmental topics outlined in Appendix G of the CEQA Guidelines. Impacts to biological resources, cultural and tribal resources, geology and soils, hazards and hazardous materials, and transportation were found to be potentially significant but mitigable to less than significant. Impacts to other resource areas and environmental topics were found to be less than significant without mitigation; and

WHEREAS, on December 2, 2019, City staff filed a Notice of Intent and copies of the proposed Mitigated Negative Declaration (“MND”) with the State Clearinghouse, and thereby initiated the 30-day public review period for the document, which closed at 5:00 p.m. on Thursday, January 2, 2020. Notice was also given to local and regional agencies by mail and to neighboring property owners and interested parties as part of public hearing notices. Copies of the Initial Study were made available for public review at the Community Development Department and Watsonville Public Library; and

WHEREAS, on February 28, 2020, the applicant revised the project plans to remove two buildings and associated retaining walls on steep slopes. This change was based on reducing construction costs. The applicant also revised the project plans to increase the overall number of dwelling units from 61 to 72 by adding a third story to five buildings. These changes to the project do not result in any new impacts to the environment and, therefore, did not trigger the need for the Initial Study to be recirculated, pursuant to Section 15073.5 of the CEQA Guidelines; and

WHEREAS, on May 5, 2020, the Planning Commission conducted a public hearing, considered evidence both oral and documentary introduced and received, and adopted Resolution No. 11-20 (PC), recommending the City Council adopt the Mitigated Negative Declaration with the Mitigation Monitoring and Reporting Program, in

accordance with the California Environmental Quality Act for the Miles Lane Project on a 4.7± acre site located at 139, 141, 161 Miles Lane and 201 Kimberly Lane, Watsonville, California (APNs 016-491-01, -02, & -03, & 016-111-44); and

WHEREAS, notice of time and place of the hearing to consider the adoption of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program was given at the time and in the manner prescribed by the Zoning Ordinance (Section 14-10.900) of the Watsonville Municipal Code. The matter called for hearing evidence both oral and documentary introduced and received, and the matter submitted for decision.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WATSONVILLE, CALIFORNIA, AS FOLLOWS:

The City Council does hereby make and adopt the following Findings and adopt with these Findings a Mitigation Monitoring and Reporting Program, attached hereto and marked as Exhibit “A,” in support of the Mitigated Negative Declaration for the construction of a 72 unit multi-family affordable housing development on a 4.7± acre site located at 139, 141, 161 Miles Lane and 201 Kimberly Lane, Watsonville (APNs 016-491-01, -02, & -03, & 016-111-44) in compliance with the requirements of CEQA:

1. The City, in its capacity as Lead Agency, has prepared an Initial Study and MND for the project. The purpose of the Initial Study is to determine whether the project could have a potentially significant effect on the environment and to identify and impose appropriate project mitigation measures to avoid such impacts or reduce them to a less-than significant level;

2. The Initial Study and MND reflects the City of Watsonville’s independent judgment and analysis;
3. The MND was prepared in accordance with all legal requirements, including all public notice and comment period requirements, set forth in CEQA;
4. The Initial Study examined all relevant environmental issues associated with the project, and is a complete and adequate environmental document under the requirements of CEQA. Specifically, the Planning Commission supports the conclusions of the Initial Study and the mitigation measures proposed for the MND, as both documents as supported by substantial evidence; and
5. There is not substantial evidence in the record that the project, as mitigated, will have a significant effect on the environment for areas analyzed in the Initial Study, including biological resources, cultural and tribal resources, geology and soils, hazards and hazardous materials, and transportation. As discussed in the Initial Study analysis, mitigation measures have been identified that, when implemented, will avoid or reduce each of these impacts to less-than-significant levels.

The foregoing resolution was introduced at a regular meeting of the Council of the City of Watsonville, held on the 23rd day of June, 2020, by Member Hurst, who moved its adoption, which motion being duly seconded by Member Estrada, was upon roll call carried and the resolution adopted by the following vote:

AYES: COUNCIL MEMBERS: **Coffman-Gomez, Estrada, Gonzalez, Hernandez, Hurst, Parker, García**
NOES: COUNCIL MEMBERS: **None**
ABSENT: COUNCIL MEMBERS: **None**

Rebecca J. García
Rebecca J. García, Mayor

ATTEST:

[Signature]
City Clerk
June 25, 2020
Date

APPROVED AS TO FORM:

[Signature]
City Attorney

I, Beatriz Vázquez Flores, City Clerk of the City of Watsonville, do hereby certify that the foregoing Resolution No. 120-20 (CM) was duly and regularly passed and adopted by the Watsonville City Council at a meeting thereof held on the 23rd day of June, 2020, and that the foregoing is a full, true and correct copy of said Resolution.

[Signature]
Beatriz Vázquez Flores, City Clerk
Date June 25, 2020

Application No: PP2019-14
APNs: 016-491-01, -02, & -03,
& 016-111-44
Applicant: MidPen
Hearing Date: June 23, 2020

CEQA FINDINGS AND MITIGATION MONITORING AND REPORTING PROGRAM

I. INTRODUCTION TO CEQA FINDINGS

These Findings of Fact are made pursuant to the California Environmental Quality Act (Pub. Res. Code §21000 et seq., CEQA) and the CEQA Guidelines (Cal. Code Regs. title 14, §15000 et seq.) by the City of Watsonville (City), as the lead agency for the Miles Lane Project (or the project). These Findings of Fact pertain to the Initial Study/Mitigated Negative Declaration (IS/MND) (State Clearinghouse No. 2019129010) prepared for the project.

II. LOCATION AND CUSTODIAN OF THE RECORD

The documents and other materials that constitute the record of proceedings on which the City of Watsonville's Findings of Fact are based are located at 250 Main Street, Watsonville, California. The custodian of these documents is Justin Meek, AICP, Principal Planner. This information is provided in compliance with Public Resources Code § 21081.6(a)(2) and 14 Cal. Code Regs. § 15074(c).

For purposes of CEQA and these Findings of Fact, the Record of Proceedings for the project consists of the following documents, at a minimum:

- The Notice of Intent (NOI) to adopt a Mitigated Negative Declaration and all other public notices issued by the City of Watsonville and in conjunction with the project.
- The Initial Study, including appendices and technical studies included or referenced in the Initial Study, including the Mitigation Monitoring and Reporting Program (MMRP) for the project.
- All comments submitted by agencies or members of the public during the public comment period on the Initial Study.
- All comments and correspondence submitted to the City of Watsonville with respect to the project.
- All Findings and resolutions adopted by the City of Watsonville decision makers in connection with the project and all documents cited or referred to therein.
- All reports, studies, memoranda, maps, staff reports, or other planning documents relating to the project prepared by MIG, consultant to the City of Watsonville.
- All reports, memoranda, documentation, data output files relating to the land use and transportation modeling for the project.
- All documents and information submitted to the City of Watsonville by the responsible, trustee, or other public agencies, or by individuals or organizations,

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in connection with the project, up through the date the City of Watsonville decision makers approved the project planning entitlements.

- Matters of common knowledge to the City of Watsonville, including, but not limited to federal, State, and local laws and regulations.
- Any documents expressly cited in these Findings of Fact, in addition to those cited above.

III. MITIGATION MONITORING AND REPORTING PROGRAM

The City of Watsonville decision makers finds that a Mitigation Monitoring and Reporting Program (MMRP) for the project has been prepared and has been adopted concurrently with these Findings of Fact (Public Resources Code, § 21081.6(a)(1)). The MMRP for the project has been prepared in compliance with the requirements of Section 21081.6 of the California Public Resources Code and Section 15073 of the CEQA Guidelines.

The purpose of the MMRP is to ensure the adopted mitigation measures adopted in the Findings of Fact for the project are implemented, in accordance with CEQA requirements. The Findings of Fact adopt feasible mitigation measures to reduce the significant environmental impacts of the project. The mitigation measures adopted in the project Findings of Fact are listed in Section III of these Findings of Fact.

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
BIOLOGICAL RESOURCES					
<p>BIO-1: Nesting Bird Avoidance or Conduct Preconstruction Surveys. If construction, grading, or other project-related improvements are scheduled during the nesting season of protected raptors and migratory birds, a focused survey for active nests of such birds shall be conducted by a qualified biologist within seven (7) days prior to the beginning of project-related activities. The results of the survey shall be sent to the City of Watsonville prior to the start of project activities. The minimum survey radii surrounding the work area shall be the following: i) 250 feet for passerines; ii) 500 feet for other small raptors such as accipiters; iii) 1,000 feet for larger raptors such as buteos. Nesting seasons are typically defined as follows: i) March 15 to August 30 for smaller bird species such as passerines; ii) February 15 to August 30 for raptors.</p> <p>The following measures shall be taken to avoid potential inadvertent destruction or disturbance of nesting birds on and near the project site as a result of construction-related vegetation removal and site disturbance:</p> <ul style="list-style-type: none"> ▪ To avoid impacts to nesting birds, all construction-related activities (including but not limited to mobilization and staging, clearing, grubbing, vegetation removal, fence installation, demolition, and grading) shall occur outside the avian nesting season (generally prior to February 1 or after August 31). Active nesting is present if a bird is sitting in a nest, a nest has eggs or chicks in it, or adults are observed carrying food to the nest. ▪ If construction-related activities are scheduled to occur during the nesting season (generally February 1 through August 31), a qualified biologist shall conduct a habitat assessment and preconstruction nesting survey for nesting bird species no more than seven (7) days prior to initiation of work. A qualified wildlife biologist is an individual who possesses, at a minimum, a bachelor’s or advanced degree, from an accredited university, with a major in biology, zoology, wildlife biology, natural resources science, or a closely related scientific discipline, at least two years of field experience in the biology and natural history of local plant, fish, and wildlife resources present at the development site, and knowledge of state and federal laws regarding the protection of sensitive and endangered species. The qualified biologist conducting the surveys shall be familiar with the breeding behaviors and nest structures of birds known to nest in the project site. Surveys shall be conducted at the appropriate times of day during periods of peak activity (i.e., early morning or dusk) and shall be of sufficient duration to observe movement patterns. Surveys shall be conducted within the Project area and 250 feet of the construction limits for nesting non-raptors and 1,000 feet for 	Project Applicant	Prior to construction	City of Watsonville Planning Division and Public Works Inspector	<p>Prior to issuance of any grading permit(s).</p> <p>The City shall review and approve the results of all pre-construction surveys and any measures recommended by the biologist to avoid sensitive species, which shall be noted on the final project plans.</p> <p>The project proponent shall not initiate any ground disturbing activity until applicant has submitted evidence to the City that Mitigation Measures BIO-1, BIO-2, BIO-3, and BIO-4 has been completed and are consistent with USFWS and/or CDFW permit requirements (if agency involvement is required). In addition, prior to ground disturbing activities, the City shall be provided with a written summary of the results of surveys by a qualified biologist</p>	<p>Dependent on pre-construction survey results.</p> <p>If necessary, nest protection buffers will be fenced off and active nest monitoring will be initiated prior to permit issuance.</p>

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
<p>nesting raptors, as feasible. If the survey area is found to be absent of nesting birds, no further mitigation would be required. However, if project activities are delayed by more than seven (7) days, an additional nesting bird survey shall be performed.</p> <ul style="list-style-type: none"> ▪ If pre-construction nesting bird surveys result in the location of active nests, no site disturbance (including but not limited to equipment staging, fence installation, clearing, grubbing, vegetation removal, fence installation, demolition, and grading), shall take place within the buffer zone established under BIO-2. Monitoring, by a qualified biologist, shall be required to ensure compliance with the relevant California Fish and Game Code requirements. Monitoring dates and findings shall be documented. Active nests found inside the limits of the buffer zones or nests within the vicinity of the project site showing signs of distress from Project activity, as determined by the qualified biologist, shall be monitored daily during the duration of the Project for changes in breeding behavior. If changes in behavior are observed (e.g., distress, disruptions), the buffer shall be immediately adjusted by the qualified biologist until no further interruptions to breeding behavior are detected. The nest protection buffers may be reduced if the qualified biologist determines in compliance with CDFW permit requirements (if any) that construction activities would not be likely to adversely affect the nest. If buffers are reduced, twice weekly monitoring may need to be conducted to confirm that construction activity is not resulting in detectable adverse effects on nesting birds or their young. The qualified biologist may implement an alternative monitoring schedule depending on the construction activity, season, and species potentially subject to impact, subject to compliance with CDFW permits (if any). Construction shall not commence within the prescribed buffer areas until a qualified biologist has determined that the young have fledged or the nest site is otherwise no longer in use. A report of the findings will be prepared by a qualified biologist and submitted to the City prior to the initiation of construction-related activities that have the potential to disturb any active nests during the nesting season. ▪ City staff will not issue permits for ground disturbing activities until after the site has been surveyed by a qualified biologist to ensure that no active nest disturbance or destruction will occur as a result of the project. If necessary, nest protection buffers will be fenced off and active nest monitoring will be initiated prior to permit issuance. 				<p>to ensure that no active bird nest disturbance or destruction of breeding bat roosts will occur as a result of the project. If necessary, nest protection buffers will be fenced off and active nest monitoring will be initiated prior to permit issuance. A qualified biologist will also provide worker-awareness training prior to any work within aquatic habitats or adjacent upland habitat where California red-legged frog has potential to occur.</p>	

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
<p>BIO-2: Active Nest Buffer. The applicant shall designate active nests as “Ecologically Sensitive Areas” (ESA) and protect the nest (while occupied) during project activities with the establishment of a fence barrier surrounding the nest site.</p> <ul style="list-style-type: none"> ▪ Buffer distances for bird nests should be site specific and an appropriate distance, as determined by the qualified biologist. The buffer distances should be specified to protect the bird’s normal behavior to prevent nesting failure or abandonment. ▪ The qualified biologist shall have authority to order the cessation of all nearby project activities if the nesting birds exhibit abnormal behavior which may cause reproductive failure (nest abandonment and loss of eggs and/or young) until an appropriate buffer is established. ▪ Typical protective buffers between each identified nest site and construction site are as follows: 1) 300 feet for hawks, owls and eagles; 2) 50 feet for passerines. ▪ The qualified biologist shall monitor the behavior of the birds (e.g., adults and young, when present) at the nest site to ensure that they are not disturbed by project activities. ▪ Nest monitoring shall continue during project work until the young have completely left the nest site; as determined by the qualified biologist. ▪ No habitat removal or modification shall occur within the ESA-fenced nest zone until the young have fully fledged and will no longer be adversely affected by the project. 	Project Applicant	Prior to construction	City of Watsonville Planning Division and Public Works Inspector	Review survey, confirm buffer zones (if required)	Once for survey/ Ongoing if nesting birds identified and until they have left the nest
<p>BIO-3: California Red-Legged Frog and Western Pond Turtle Avoidance. Implementation of the following mitigation measure would reduce potential impacts to CRLF and WPT to less-than-significant.</p> <ul style="list-style-type: none"> ▪ Silt fencing and orange construction fencing shall be erected along the project boundary, running parallel north to south along the perennial stream and around the seep wetland. The northern and southern ends of the silt and orange construction fencing shall extend at least 50 feet beyond the project site boundary to close off the work area. The bottom 4-6 inches of the fencing shall be buried to prevent wildlife from burrowing under the fence, allowing frogs or turtles entry to the work areas. ▪ Once the fences are erected and within 48 hours of initiating project construction, a qualified wildlife biologist (as defined under Mitigation Measure BIO-1 shall conduct a preconstruction survey of the project site in the 	Project Applicant	Prior to and during construction	City of Watsonville Planning Division and Public Works Inspector	Confirm fencing, training, biological monitoring, and erosion control measures; review surveys	Ongoing

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
<p>vicinity of the fences to ensure that no frogs or turtles are trapped inside the project construction zone. During this preconstruction survey the biologist shall also inspect the fence to make sure it is installed correctly. The project lead (i.e. foreman) should alert the biologist if the exclusion fence is damaged and/or otherwise non-functioning and initiate repairs as soon as possible. In consultation with the qualified biologist, the project lead may also initiate a second survey to relocate any CRLF or WPT within the project fencing to outside the work area.</p> <ul style="list-style-type: none"> Finally, a qualified biologist shall provide project contractors and construction crews with a worker-awareness program and oversee the placement of CRLF or WPT exclusion fencing before any work within aquatic habitats or adjacent upland habitats where CRLF or WPT have potential to occur. This program shall include a description of the species and its habitats, legal status and required protection, and all applicable mitigation measures. 					
<p>BIO-4: Wetland Avoidance and BMP Implementation. Prior to grading, sturdy construction fencing shall be placed along the development boundaries and no construction activities shall be allowed outside of those boundaries. A qualified biologist shall confirm the extent to which jurisdictional wetlands will be impacted by the project. The biologist shall provide a written report, including photos, to the City of Watsonville, and, to the extent required by project permits, to the Army Corps of Engineers, Regional Water Quality Control Board, and the California Department of Fish and Wildlife no more than 30 days after this visit.</p>	Project Applicant	Prior to grading or construction	City of Watsonville Planning Division and Public Works Inspector	Review report and confirm fencing	Once
<p>BIO-5: Develop and Implement a Habitat Restoration Plan. The applicant shall develop and implement a Habitat Restoration Plan to be submitted and approved by the City of Watsonville prior to the issuance of final grading plans to mitigate for direct impacts to the willow woodland. The plan will address the following:</p> <ul style="list-style-type: none"> In order to mitigate for 0.040 acres removal of willow riparian habitat the Habitat Restoration Plan shall provide a minimum of 0.120 acres (a 3:1 ratio) of habitat restoration and enhancement the site. The plan shall include performance criteria against which to measure the project’s success, a minimum of five years of maintenance and monitoring shall be included in order to demonstrate attainment of the performance criteria, and yearly status reports to be submitted to the City of Watsonville, and, to the extent required by project permits, to the Army Corps of Engineers, Regional Water Quality Control Board, and the California Department of Fish and Wildlife no later than December 31 of the year that 	Project Applicant	Prior to grading or construction	City of Watsonville Planning Division and Public Works Inspector	Review Habitat Restoration Plan	Once

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
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monitoring occurred.

CULTURAL RESOURCES & TRIBAL CULTURAL RESOURCES

<p>CUL-1: Conduct Archaeological Sensitivity Training for Construction Personnel. The Applicant shall retain a qualified professional archaeologist who meets U.S. Secretary of the Interior’s Professional Qualifications and Standards to conduct an archaeological sensitivity training for construction personnel prior to commencement of excavation activities. The training session shall be carried out by a cultural resource professional with expertise in archaeology, who meets the U.S. Secretary of the Interior’s Professional Qualifications and Standards. The Applicant and/or qualified professional archaeologist shall propose a date for scheduling the training at the pre-construction meeting with City staff. The Applicant shall notify the City at least 48 hours before holding the training and keep a log of all attendees. The training session shall include a handout and shall focus on how to identify archaeological resources that may be encountered during earthmoving activities and the procedures to be followed in such an event, the duties of archaeological monitors, and the general steps a qualified professional archaeologist would follow in conducting a salvage investigation, if one is necessary.</p>	Project Applicant	Prior to grading or construction	Consulting archaeologist and City of Watsonville Public Works Inspector	Conduct training	Once (if entire team is trained at once)
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<p>CUL-2: Cease Ground-Disturbing Activities and Implement Treatment Plan if Archaeological Resources Are Encountered. The Applicant shall retain a qualified professional archaeologist who meets U.S. Secretary of the Interior’s Professional Qualifications and Standards to conduct an archaeological sensitivity training for construction personnel prior to commencement of excavation activities. The training session shall be carried out by a cultural resource professional with expertise in archaeology, who meets the U.S. Secretary of the Interior’s Professional Qualifications and Standards. The Applicant and/or qualified professional archaeologist shall propose a date for scheduling the training at the pre-construction meeting with City staff. The Applicant shall notify the City at least 48 hours before holding the training and keep a log of all attendees. The training session shall include a handout and shall focus on how to identify archaeological resources that may be encountered during earthmoving activities and the procedures to be followed in such an event, the duties of archaeological monitors, and the general steps a qualified professional archaeologist would follow in conducting a salvage investigation, if one is necessary.</p>	Project Applicant	During construction	Consulting archaeologist and City of Watsonville Public Works Inspector	Review and confirm recommendations	As needed if resources are unearthed
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Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
<p>CUL-3: Conduct Archeological Resource Spot Check during Grading and Earth-moving Activities in Younger Alluvial Sediments. The Applicant shall retain an archaeologist, who meets the U.S. Secretary of the Interior’s Professional Qualifications and Standards (qualified archaeologist) to conduct an archaeological spot check after excavation has reached two feet below ground surface. The check shall determine if excavations have exposed archaeological resources, or if there is significant potential remaining for discovery. Additional spot checks may be required at the discretion of the monitoring archaeologist. If archaeological resources are discovered during a spot check, a qualified archaeological monitor shall be required to monitor all subsequent ground moving activity. Multiple earth-moving construction activities may require multiple archaeological monitors, as deemed appropriate by the qualified archaeologist.</p>	Project Applicant	During construction	Consulting archaeologist and City of Watsonville Public Works Inspector	Conduct spot checks	As needed, after excavation of two feet or more below the ground surface
<p>CUL-4: Prepare Report Upon Completion of Monitoring Services. The archaeological monitor, under the direction of a qualified professional archaeologist who meets the U.S. Secretary of the Interior’s Professional Qualifications and Standards, shall prepare a final report at the conclusion of archaeological monitoring (if required). The report shall be submitted to the Applicant, the NWIC, the City, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the project and required mitigation measures. The report shall include a description of resources unearthed, if any, evaluation of the resources with respect to the California Register and CEQA.</p>	Project Applicant	During construction	Consulting archaeologist and City of Watsonville Public Works Inspector	Receive and review report	As needed if resources are unearthed
<p>CUL-5: Cease Ground-Disturbing Activities and Notify County Coroner If Human Remains Are Encountered. If human remains are unearthed during implementation of the proposed project, the County of Santa Cruz and the Applicant shall comply with State Health and Safety Code Section 6050.5. The County of Santa Cruz and the Applicant shall immediately notify the County Coroner and no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC shall then identify the person(s) thought to be the Most Likely Descendent (MLD). After the MLD has inspected the remains and the site, they have 48 hours to recommend to the landowner the treatment and/or disposal, with appropriate dignity, the human remains and any associated funerary objects. Upon the reburial of the human remains, the MLD shall file a record of</p>	Project Applicant	During construction	Consulting archaeologist and City of Watsonville Public Works Inspector	Review and confirm recommendations	As needed if human remains are unearthed

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
the reburial with the NAHC and the project archaeologist shall file a record of the reburial with the CHRIS-NWIC. If the NAHC is unable to identify a MLD, or the MLD identified fails to make a recommendation, or the landowner rejects the recommendation of the MLD and the mediation provided for in Subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall inter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance.					

GEOLOGY AND SOILS

GEO-1: California Building Code. All construction activities shall meet the California Building Code regulations for seismic safety. Construction plans shall be subject to review and approval of the City prior to the issuance of a building permit. All work shall be subject to inspection by the City and must conform to all applicable code requirements and approved improvement plans prior to final inspection approval or the issuance of a certificate of occupancy. The Applicant shall be responsible for notifying construction contractors about California Building Code regulations for seismic safety.	Project Applicant	Prior to issuance of building permit(s)	City of Watsonville Building Division	Review construction plans	Once
GEO-2: Erosion and Sediment Control Plan or Stormwater Pollution Prevention Plan. The Applicant shall submit an Erosion and Sediment Control Plan or Stormwater Pollution Prevention Plan prepared by a registered professional engineer or qualified stormwater pollution prevention plan developer as an integral part of the grading plan. The Plan shall be subject to review and approval of the City prior to the issuance of a grading permit. The Plan shall include all erosion control measures to be used during construction, including run-on control, sediment control, and pollution control measures for the entire site to prevent discharge of sediment and contaminants into the drainage system. The Plan shall include the following measures as applicable: <ul style="list-style-type: none"> ▪ Throughout the construction process, ground disturbance shall be minimized, and existing vegetation shall be retained to the extent possible to reduce soil erosion. All construction and grading activities, including short-term needs (equipment staging areas, storage areas and field office locations) shall minimize the amount of land area disturbed. Whenever possible, existing disturbed areas shall be used for such purposes. ▪ All drainage ways, wetland areas and creek channels shall be protected from silt and sediment in storm runoff using appropriate BMPs such as silt fences, 	Project Applicant	Prior to issuance of grading permit(s)	City of Watsonville Public Works Inspector	Review Erosion Control Plan	Once for review of Erosion Control Plan; Ongoing for conformance with erosion control measures during construction

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
<p>diversion berms and check dams. Fill slopes shall be stabilized and covered when appropriate. All exposed surface areas shall be mulched and reseeded. All cut and fill slopes shall be protected with hay mulch and/or erosion control blankets, as appropriate.</p> <ul style="list-style-type: none"> ▪ All erosion control measures shall be installed according to the approved plans prior to the onset of the rainy season but no later than October 15th. Erosion control measures shall remain in place until the end of the rainy season but may not be removed before April 15th. The applicant shall be responsible for notifying construction contractors about erosion control requirement. ▪ Example design standards for erosion and sediment control include, but are not limited to, the following: avoiding disturbance in especially erodible areas; minimizing disturbance on slopes exceeding 30 percent; using berms, swales, ditches, vegetative filter strips, and catchbasins to prevent the escape of sediment from the site; conducting development in increments; and planting bare soils to restore vegetative cover. ▪ The applicant will also develop an inspection program to evaluate if there is any significant on-site erosion as a result of the rainfall. If there were problem areas at the site, recommendations will be made to improve methods to manage on-site erosion. 	Project Applicant	Prior to grading or construction	Consulting paleontologist and City of Watsonville Public Works Inspector	Conduct training	Once (if entire team is trained at once)
<p>GEO-3: Conduct Paleontological Sensitivity Training for Construction Personnel. The Applicant shall retain a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology and shall conduct a paleontological sensitivity training for construction personnel prior to commencement of excavation activities. The Applicant and/or qualified professional paleontologist shall propose a date for scheduling the training at the pre-construction meeting with City staff. The Applicant shall notify the City at least 48 hours before holding the training and keep a log of all attendees. The training will include a handout and will focus on how to identify paleontological resources that may be encountered during earthmoving activities and the procedures to be followed in such an event, the duties of paleontological monitors, notification and other procedures to follow upon discovery of resources, and the general steps a qualified professional paleontologist would follow in conducting a salvage investigation if one is necessary.</p>	Project Applicant	During construction	Consulting paleontologist and	Review and confirm recommendations	As needed if resources are
<p>GEO-4: Cease Ground-Disturbing Activities and Implement Treatment Plan if Paleontological Resources Are Encountered. If paleontological resources and or</p>	Project Applicant	During construction	Consulting paleontologist and	Review and confirm recommendations	As needed if resources are

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
unique geological features are unearthed during ground-disturbing activities, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. A buffer area of at least 50 feet shall be established around the find where construction activities shall not be allowed to continue until appropriate paleontological treatment plan has been approved by the Applicant and the City. Work shall be allowed to continue outside of the buffer area. The Applicant and City shall coordinate with a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology, to develop an appropriate treatment plan for the resources. Treatment may include implementation of paleontological salvage excavations to remove the resource along with subsequent laboratory processing and analysis or preservation in place. At the paleontologist's discretion and to reduce construction delay, the grading and excavation contractor shall assist in removing rock samples for initial processing.			City of Watsonville Public Works Inspector		unearthed
HAZARDS & HAZARDOUS MATERIALS					
HAZ-1: Asbestos Containing Materials. Per recommendations in the Phase I Environmental Site Assessment (ESA) performed for the project site, prior to any redevelopment or demolition activities the Applicant shall: (1) survey the existing on-site structures for the presence of asbestos containing materials (to be conducted by an OSHA-certified inspector); and (2) if building elements containing any amount of asbestos are present, prepare a written Asbestos Abatement Plan describing activities and procedures for removal, handling, and disposal of these building elements using EPA- and/or OSHA-approved procedures, work practices, and engineering controls.	Project Applicant	Prior to demolition	City of Watsonville Building Division and Public Works Inspector	Review survey results and Asbestos Abatement Plan, if needed	Once to review survey results; Ongoing during demolition activities if asbestos containing materials are present
HAZ-2: Lead-based Paints. The Applicant shall test the existing on-site structures for lead-based paint. If present, the lead-based paint shall be removed and disposed of following lead abatement performance standards included in the U.S. Department of Housing and Urban Development Guidelines for Evaluation and Control of Lead-Based Paint program, in compliance with Title 8 California Code of Regulations (including Section 1532.1).	Project Applicant	Prior to demolition	City of Watsonville Building Division and Public Works Inspector	Review inspection results	Once to review inspection results; Ongoing during demolition activities if lead-based paint is present
TRANSPORTATION					
TRANS-1: Existing Plus Project Impacts on the Auto Center Drive & Marin Street Intersection. To improve driving conditions at the Auto Center Drive & Marin Street intersection, the City shall require the following improvements:	Project Applicant	Prior to issuance of occupancy permit	City of Watsonville Public Works & Utilities Department	Implement changes to Marin Street and Auto Center Drive North &	Once

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
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South

Auto Center Drive South of Marin Street

- Provide approximately 280 feet of Striping Detail 22 (Centerline).
- Provide approximately 350 feet of Striping Detail 27B (Right Edgeline) and create a painted bulb-out for vehicles entering from Auto Center Drive. Within the painted bulb-out, add 6” diagonal white striping with 15’ spacing. The right edgeline striping would move the center of the road away from the curb allowing for better visibility.
- Provide “Intersection Ahead” signage (W1-10e) with “Speed Sign” (W13-1P) with 20 mph speed and a custom “Limited Sight Distance” sign. Place at point of curvature for Northbound approach according to MUCTD Table 2C-4. This sign would warn drivers of the approaching intersection to be aware of cross traffic and to reduce speed.

Marin Street

- Move the 12-inch stop bar closer to the curb line along with new “STOP” markings. This will allow drivers to pull up further into the new 8-foot parking lane to increase visibility along Auto Center Drive.
- Provide approximately 75 feet of Striping Detail 22 (Centerline) to shift the westbound intersection approach to the north. This would allow for more visibility on the Auto Center Drive northbound approach.
- Extend red curb on the south curb approximately 85 feet. This red curb would remove approximately three on-street parking spaces. This would prevent drivers from parking in the painted bulb-out.
- Extend red curb on the north curb approximately 30 feet. This red curb would remove approximately one on-street parking space to allow more space for drivers to approach the intersection.

Auto Center Drive North and Marin Street

- Extend red curb approximately 120 feet on the east curb and provide “No Parking Anytime” signage. This would remove approximately five (5) on-street parking spaces. Red curb would make parking illegal along the eastern curb allowing southbound sight distance to be unobstructed.
- Provide “Intersection Ahead” signage (W1-10e) with “Speed Sign” (W13-1P) with 20 mph speed and a custom “Limited Sight Distance” sign. Place at point of curvature for southbound approach according to MUCTD Table 2C-4. This sign would warn drivers of the approaching intersection to be aware of cross

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
<p>traffic and to reduce speed.</p> <ul style="list-style-type: none"> ▪ Provide speed feedback sign similar to existing signage on east side of Auto Center Drive. Place at point of curvature for southbound approach according to MUCTD Table 2C-4. ▪ Provide approximately 200 feet of Striping Detail 22 (Centerline) and Striping Detail 27B (Right Edgeline) for the Northbound approach. Right edgeline striping would be 8-feet from the curb. This striping would reduce confusion for vehicles traveling northbound. <p>Provide approximately 490 feet of Striping Detail 27B (Right Edgeline) for the Southbound approach. This striping would move the center of the road away from the curb allowing for better visibility.</p>	Project Applicant	Prior to issuance of grading permit(s)	City of Watsonville Public Works Inspector	Review Construction Period Traffic Control Plan and confirm implementation	Once to review plan; Ongoing during grading and construction activities
<p>TRANS-2: Construction Period Transportation Impacts. The Applicant shall submit a Construction Period Traffic Control Plan to the City for review and approval. The plan shall include traffic safety guidelines compatible with section 12 of the Caltrans Standard Specifications (“Construction Area Traffic Control Devices”) to be followed during construction. The plan shall also specify provision of adequate signing and other precautions for public safety to be provided during project construction. In particular, the plan shall include a discussion of bicycle and pedestrian safety needs due to project construction and later, project operation. In addition, the plan shall address emergency vehicle access during construction. The applicant or their general contractor for the project shall notify the Public Works & Utilities Department and local emergency services (i.e., the Police and Fire Departments) prior to construction to inform them of the proposed construction schedule and that traffic delays may occur.</p> <p>Prior to approval of a grading permit, the City shall review and approve the project Construction Period Traffic Control Plan. During construction, the City shall periodically verify that traffic control plan provisions are being implemented:</p>	Project Applicant	Prior to issuance of grading permit(s)	City of Watsonville Public Works Inspector	Review Construction Period Traffic Control Plan and confirm implementation	Once to review plan; Ongoing during grading and construction activities