

Gonzales 2010 General Plan Environmental Impact Report

SCH# 2009121017

Mitigation Monitoring Program



City of Gonzales

December 2010



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SCH #2009121017**

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Prepared for:

City of Gonzales

Prepared by:

Coastplans

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1.0 INTRODUCTION

The purpose of this volume is to set forth the mitigation monitoring program for the “Gonzales 2010 General Plan Final Environmental Impact Report” (GP FEIR). The GP FEIR prepared for this project addresses the potential environmental effects of adopting and implementing an updated general plan for the City of Gonzales, California. The GP FEIR analyzes impacts associated with the project and describes environmental commitments and mitigation measures to reduce those impacts.

As required by Public Resources Code § 21081.6 (a)(1), the City of Gonzales, in adopting Findings of Fact pertaining to the environmental commitments and mitigation measures described in the certified GP FEIR, also adopts this Mitigation Monitoring, Plan (MMP). The MMP is designed to ensure that, during project implementation, the City of Gonzales and any other responsible agencies comply with the feasible mitigation measures adopted by the City of Gonzales and described in this document.

Unless otherwise specified in the following descriptions of responsibility for monitoring, the custodian of the documents comprising the record of proceedings for the City of Gonzales decision is William Farrel, Director of Planning and Economic Development for the City of Gonzales. The location of the record of proceedings is the City of Gonzales, 147 Fourth Street, Gonzales, California 93926.

1.1 GENERAL MONITORING AND ENFORCEMENT PROCEDURES

The City of Gonzales, as the lead agency for the project, will retain primary responsibility for ensuring that project activities meet the mitigation program requirements. The City of Gonzales is responsible for mitigation monitoring that will occur during project implementation. City officials, land developers, and Specific Plan applicants will be responsible for submitting all documentation and reports to the City of Gonzales in a timely manner to demonstrate compliance with specified mitigation requirements. The City of Gonzales has the

responsibility for implementation of mitigation requirements and will be capable of enforcing the terms of this mitigation monitoring program to comply with adopted mitigation requirements.

In addition to the City of Gonzales' responsibility for mitigation monitoring, other agencies have been identified as cooperating agencies. Various mitigation measures relate to the programs and regulatory oversight administered by these agencies. In completing the requirements of the mitigation measures, the City of Gonzales will coordinate with these agencies to ensure that implementation meets the requirements of the identified agencies.

1.2 MONITORING PROGRAM

In Chapter 4 of the GP DEIR (as modified by Chapter 2 of the GP FEIR), mitigation measures were identified for various impact categories. This section identifies each impact where a mitigation measure has been applied and reiterates the adopted mitigation measure. It then identifies: 1) the location where the mitigation measure is to be implemented, 2) the monitoring and reporting action for the mitigation measure, 3) the effectiveness criteria of each mitigation measure, 4) the agency is responsible for implementing the mitigation, 5) any cooperating agencies, and 6) the timing for the monitoring or reporting on implementation of the mitigation measure.

1.2.1 AGRICULTURAL RESOURCES

Category	Program Response
Impact	Impact AG-2: The adoption of the <i>Gonzales 2010 General Plan</i> would provide the basis for development activity that would conflict with existing agricultural zoning or a Williamson Act contract
Mitigation Measure	<u>Mitigation Measure AG-1: Collaboration with County of Monterey.</u> Collaborate with the County of Monterey to establish an urban reserve area around Gonzales that corresponds entirely or partially to the Urban Growth Area and Urban Reserve Area established by the <i>Gonzales 2010 General Plan</i> .
Location	Gonzales Planning Area
Monitoring/Reporting Action	City of Gonzales will reach agreement with the County of Monterey on the amendment of <i>2010 Monterey County General Plan</i> establishing an Urban Reserve Area around the City of Gonzales
Effectiveness Criteria	Establishment of "Urban Reserve Area" by Monterey County that corresponds to "Urban Growth Area" and "Urban Reserve Area" established by the <i>Gonzales 2010 General Plan</i> .
Responsible Agency	City of Gonzales
Cooperating Agencies	County of Monterey
Timing	Prior to application to LAFCO for Sphere of Influence amendment

1.2.2 AESTHETICS

Category	Program Response
Impact	Impact AES-1: The adoption of the <i>Gonzales 2010 General Plan</i> would provide the basis for development activity that could irreversibly degrade the visual character of this part of the Central Salinas Valley
Mitigation Measure	<p><u>Mitigation Measure AES-1: Visual Screen for Permanent Agricultural Edge.</u> The City shall require Specific Plans and development approvals, either of which include land adjacent to the “Permanent Agricultural Edge” east of Highway 101, (as depicted in the General Plan Land Use Diagram) to incorporate a naturalistic visual screen along the “Permanent Agricultural Edge” separating the Urban Growth Area from adjacent parts of the Planning Area that are not contained in the Urban Growth Area. Such a visual screen shall be designed to screen all uses approved as part of the Specific Plan or development approval from views outside the Urban Growth Area and shall be comprised of dense plantings of tall and large-canopy trees and other vegetation that are native to the Salinas Valley. The visual screen may be constructed in phases corresponding to construction phases, wherein the first section of the visual screen would be constructed to extend from its ultimate southwestern most point along the Specific Plan Area boundary to as far to the northeast as any development within the construction phase extends. The next phase would start where the first phase left off and again extend further northeast as far as any development extends, etc. The trees and other vegetation chosen for the visual screen shall be sufficiently mature when planted to ensure that the visual screen will be effective within five (5) years of approval of the final subdivision map for the phase. The visual screen shall be maintained as a long-term feature of the Urban Growth Area.</p>
Location	Gonzales Planning Area
Monitoring/Reporting Action	The City shall monitor the development of Specific Plans and other development approvals to ensure that they contain provisions sufficient to ensure the development of a visual screen consistent with this mitigation measure.

Category	Program Response
Effectiveness Criteria	Specific Plans (and development approvals) that contain plans for providing a visual screen as described in the mitigation measure and a capital improvement program sufficient to construct and maintain the screen.
Responsible Agency	City of Gonzales
Cooperating Agencies	State Department of Forestry
Timing	Prior to final approval of any Specific Plan or other development approval
Impact	Impact AES-2: The adoption of the Gonzales 2010 General Plan would provide the basis for development activity that would have new sources of night time lighting that could result in light trespass, light pollution, and glare.
Mitigation Measure	<u>Mitigation Measure AES-2: Reflective Building Exteriors.</u> The City shall prohibit building exteriors with large expanses of glass or other reflective material that could become a significant source of glare.
Location	Gonzales Planning Area
Monitoring/Reporting Action	The City shall monitor development approvals to ensure that no new construction is approved that includes building exteriors with large expanses of glass that could become a significant source of glare.
Effectiveness Criteria	No new construction that includes building exteriors with large expanses of glass that could become a significant source of glare
Responsible Agency	City of Gonzales
Cooperating Agencies	None
Timing	Prior to final approval of any new development

1.2.3 TRANSPORTATION/TRAFFIC

Category	Program Response
Impact	Impact TT-1: The adoption of the <i>Gonzales 2010 General Plan</i> would provide the basis for development activity that could conflict with established measures of effectiveness for the performance of the circulation system or conflict with an applicable congestion management plan.
Mitigation Measure	<u>Mitigation Measure TT-1: Interchange Improvements.</u> The city shall work with TAMC and Caltrans to improve each of the three Gonzales Interchanges on a schedule that would ensure that the improvements are in place to maintain acceptable levels of service at the interchanges as new development occurs in the Urban Growth Area. For the Fifth Street Interchange, the City shall work with Caltrans to explore the feasibility of a non-standard design that would minimize requirements for additional right-of-way and disruption of existing development.
Location	Gonzales Planning Area
Monitoring/Reporting Action	The City shall monitor transportation improvement programs adopted by TAMC and the California Transportation Commission (CTC) to ensure that interchange improvements on Highway 101 take place in a timely manner consistent with this mitigation measure.
Effectiveness Criteria	Adoption by TAMC and the CTC of transportation improvement programs that contain improvements for the Gonzales interchanges timed to ensure that level of service at these facilities is maintained at an acceptable level as new development occurs.
Responsible Agency	City of Gonzales
Cooperating Agencies	TAMC, California Transportation Commission , Caltrans
Timing	Immediately following action by TAMC and the CTC on their respective improvement programs

Category	Program Response
Mitigation Measure	<u>Mitigation Measure TT-2: Widen Fifth Street from Rincon to Highway 101.</u> The city shall widen Fifth Street from Rincon Road to the Highway 101 southbound on-ramp from two lanes to four lanes or shall complete other improvements that will effectively maintain acceptable levels of service.
Location	Gonzales Planning Area
Monitoring/Reporting Action	The City shall monitor its capital improvement program to ensure that Fifth Street improvements are programmed in a timely manner consistent with this mitigation measure.
Effectiveness Criteria	Improvements to Fifth Street completed in a timeframe that maintains acceptable levels of service along this corridor
Responsible Agency	City of Gonzales
Cooperating Agencies	Caltrans; TAMC
Timing	Annually, at the time of adoption of the City's Capital Improvement Program
Mitigation Measure	<u>Mitigation Measure TT-3: Widen Fifth Street from Highway 101 to Fanoe Road/Herold Parkway.</u> The City shall obtain offers of dedication of right of way as opportunities arise and shall subsequently widen Fifth Street from Highway 101 to Fanoe Road/Herold Parkway from four through lanes to six through lanes of traffic. These improvements shall be timed to ensure that the improvements are in place to maintain acceptable levels as new development occurs in the Urban Growth Area.
Location	Gonzales Planning Area
Monitoring/Reporting Action	The City shall monitor its capital improvement program to ensure that Fifth Street improvements are programmed in a timely manner consistent with this mitigation measure.
Effectiveness Criteria	Improvements to Fifth Street completed in a timeframe that maintains acceptable levels of service along this corridor
Responsible Agency	City of Gonzales

Category	Program Response
Cooperating Agencies	Caltrans; TAMC
Timing	Annually, at the time of adoption of the City's Capital Improvement Program
Mitigation Measure	<u>Mitigation Measure TT-4: Widen Fifth Street. from Fanoe Road/Herold Parkway to Iverson Road.</u> The city shall widen Fifth Street/Johnson Canyon Road from Fanoe Road/Herold Parkway to Iverson Road. The segment between Fanoe Road/Herold Parkway to "Arterial A" shall be widened from two lanes to six lanes, and this improvement shall be timed to ensure that the improvements are in place to maintain acceptable levels as new development occurs in the Urban Growth Area. The segment between "Arterial A" and Iverson Road shall be widened to from two lanes to four lanes only after such time that the City amends the Gonzales 2010 General Plan to allow development of the Urban Reserve Area east of Iverson Road.
Location	Gonzales Planning Area
Monitoring/Reporting Action	The City shall monitor its capital improvement program to ensure that Fifth Street improvements are programmed in a timely manner consistent with this mitigation measure.
Effectiveness Criteria	Improvements to Fifth Street completed in a timeframe that maintains acceptable levels of service along this corridor
Responsible Agency	City of Gonzales
Cooperating Agencies	None
Timing	Annually, at the time of adoption of the City's Capital Improvement Program
Mitigation Measure	<u>Mitigation Measure TT-5: Synchronization of Signals along the Fifth Street/Johnson Canyon Road corridor.</u> The city shall coordinate with Caltrans to integrate interchange improvements at Highway 101 and Fifth Street/Johnson Canyon Road with local improvements along the entire corridor from Rincon Road to Fanoe Road/Herold parkway, including the synchronization of traffic signals.

Category	Program Response
Location	Gonzales Planning Area
Monitoring/Reporting Action	The City shall report on its efforts to coordinate with Caltrans on interchange improvements that are affected by the City's Fifth Street improvement program consistent with this mitigation measure.
Effectiveness Criteria	Improvements to Fifth Street, including signalization, integrated with Caltrans improvements to the Fifth Street Interchange
Responsible Agency	City of Gonzales
Cooperating Agencies	Caltrans; TAMC
Timing	Annually, at the time of adoption of the City's Capital Improvement Program
Mitigation Measure	<u>Mitigation Measure TT-6: Widen Associated Lane.</u> The City shall widen Associated Lane to a four-lane arterial with limited access between Highway 101 and Fanoe Road. Between Fanoe Road and "Arterial A", this facility shall be widened to a divided four-lane arterial. These improvements shall be timed to ensure that the improvements are in place to maintain acceptable levels as new development occurs in the Urban Growth Area.
Location	Gonzales Planning Area
Monitoring/Reporting Action	The City shall monitor its capital improvement program to ensure that Associated Lane improvements are programmed in a timely manner consistent with this mitigation measure.
Effectiveness Criteria	Improvements to Associated Lane completed in a timeframe that maintains acceptable levels of service along this corridor
Responsible Agency	City of Gonzales
Cooperating Agencies	Caltrans; TAMC
Timing	Annually, at the time of adoption of the City's Capital Improvement Program

Category	Program Response
Mitigation Measure	<p><u>Mitigation Measure TT-7: Extend Associated Lane to Iverson Road.</u> The city shall revise its Circulation Diagram to extend Associated Lane from “Arterial A” to Iverson Road as a four-lane facility. Such an improvement shall only be required at such a time that the City amends the <i>Gonzales 2010 General Plan</i> to allow development of the Urban Reserve Area east of Iverson Road. In the interim, sufficient right-of-way shall be set aside to build the future street extension.</p>
Location	Gonzales Planning Area
Monitoring/Reporting Action	<p>The City shall monitor the development of Specific Plans and other development approvals to ensure right-of-way is set aside for the eventual widening of Associated Lane consistent with this mitigation measure. The City shall also monitor its capital improvement program to ensure that these improvements are programmed in a timely manner consistent with this mitigation measure.</p>
Effectiveness Criteria	<p>Provisions in relevant Specific Plans to set aside sufficient right-of-way for the eventual extension of Associated Lane to Iverson Road. Also, improvements to Associated Lane completed in a timeframe that maintains acceptable levels of service along this corridor</p>
Responsible Agency	City of Gonzales
Cooperating Agencies	None
Timing	<p>Prior to final approval of any Specific Plan or other development approval that would affect the Associated Lane corridor.</p>
Mitigation Measure	<p><u>Mitigation Measure TT-8: Widen Gloria Road and Design for Truck Use.</u> The City shall widen Gloria Road to a four-lane arterial between Highway 101 and “Arterial A”. The roadbed for the entire length of Gloria Road from Highway 101 to Iverson Road shall be constructed to handle large volumes of heavy truck traffic. These improvements shall be timed to ensure that the improvements are in place to maintain acceptable levels as new development occurs in the Urban Growth Area.</p>
Location	Gonzales Planning Area

Category	Program Response
Monitoring/Reporting Action	The City shall monitor its capital improvement program to ensure that Gloria Road improvements are programmed in a timely manner consistent with this mitigation measure.
Effectiveness Criteria	Improvements to Gloria Road completed in a timeframe that maintains acceptable levels of service along this corridor
Responsible Agency	City of Gonzales
Cooperating Agencies	Salinas Valley Solid Waste Authority
Timing	Annually, at the time of adoption of the City's Capital Improvement Program
Mitigation Measure	<u>Mitigation Measure TT-9: Design Iverson Lane for Truck Use.</u> The City shall reconstruct the roadbed of Iverson Road from Gloria Road to Johnson Canyon Road to handle large volumes of heavy truck traffic. These improvements shall be timed to replace road segments as they deteriorate from truck use and as adjacent properties are developed.
Location	Gonzales Planning Area
Monitoring/Reporting Action	The City shall monitor its capital improvement program to ensure that Iverson Road improvements are programmed in a timely manner consistent with this mitigation measure.
Effectiveness Criteria	Improvements to Iverson Road completed in a timeframe that maintains acceptable levels of service along this corridor
Responsible Agency	City of Gonzales
Cooperating Agencies	Salinas Valley Solid Waste Authority
Timing	Annually, at the time of adoption of the City's Capital Improvement Program

Category	Program Response
Mitigation Measure	<u>Mitigation Measure TT-10: Widen Fanoe Road.</u> The City shall widen Fanoe Road/Herold Parkway from a two-lane to a four-lane arterial between Gloria Road and Associated Lane. These improvements shall be timed to ensure that the improvements are in place to maintain acceptable levels as new development occurs in the Urban Growth Area.
Location	Gonzales Planning Area
Monitoring/Reporting Action	The City shall monitor its capital improvement program to ensure that Fanoe Road/Herold Parkway improvements are programmed in a timely manner consistent with this mitigation measure.
Effectiveness Criteria	Improvements to Fanoe Road/Herold Parkway completed in a timeframe that maintains acceptable levels of service along this corridor
Responsible Agency	City of Gonzales
Cooperating Agencies	None
Timing	Annually, at the time of adoption of the City’s Capital Improvement Program
Mitigation Measure	<u>Mitigation Measure TT-11: Traffic Calming on “Arterial A.”</u> The city shall work with Specific Plan preparers to refine operations by incorporating traffic calming measures and/or consider alternative alignments on “Arterial A” to discourage large volumes of through traffic on this street.
Location	Gonzales Planning Area
Monitoring/Reporting Action	The City shall monitor the development of Specific Plans and other development approvals to ensure that the design of Arterial “A” includes traffic-calming features to discourage large volumes of through traffic.
Effectiveness Criteria	Provisions in relevant Specific Plans to ensure that the design of Arterial “A” includes traffic-calming features to discourage large volumes of through traffic.
Responsible Agency	City of Gonzales

Category	Program Response
Cooperating Agencies	None
Timing	Prior to final approval of any Specific Plan or other development approval that would affect the Arterial "A."
Mitigation Measure	<u>Mitigation Measure TT-12: Update Traffic Impact Fees.</u> The City shall update its existing traffic impact fee nexus study to accurately project the costs of circulation system improvements for the <i>Gonzales 2010 General Plan</i> area and shall equitably spread the costs and update its traffic impact fee schedule consistent with the requirements of state law.
Location	Gonzales Planning Area
Monitoring/Reporting Action	The City shall report on the update of its traffic impact fee program.
Effectiveness Criteria	An updated traffic impact fee, supported by an updated nexus study, sufficient to fund circulation improvements for the <i>Gonzales 2010 General Plan</i> .
Responsible Agency	City of Gonzales
Cooperating Agencies	None
Timing	Concurrent with the adoption of the first Specific Plan
Mitigation Measure	<u>Mitigation Measure TT-12.1: Landfill Truck Route.</u> The City of Gonzales will implement the SVSWA/Gonzales Memorandum of Understanding as it addresses the SVSWA truck route to the Johnson Canyon Landfill.
Location	Gonzales Planning Area
Monitoring/Reporting Action	The City shall report on the status of implementation of the SVSWA/Gonzales MOU.
Effectiveness Criteria	A fully implemented MOU with SVSWA
Responsible Agency	City of Gonzales
Cooperating Agencies	Salinas Valley Solid Waste Authority

Category	Program Response
Timing	Concurrent with the adoption of the any Specific Plan affecting the truck route to the Johnson Canyon Road Landfill.
Mitigation Measure	<u>Mitigation Measure TT-13: Project-Level Traffic Analysis Required.</u> The City shall require Specific Plans and development approvals to contain a project-level traffic analysis for all areas planned for urbanization under the Specific Plan or development approval. Such an analysis shall evaluate the full range of operational, safety, emergency access, parking, and alternative-mode transportation issues. The analysis shall recommend measures to mitigate any significant impact that a specific project may have on transportation/traffic.
Location	Gonzales Planning Area
Monitoring/Reporting Action	The City shall monitor the development of Specific Plans and other development approvals to ensure that they include a project-level traffic analysis consistent with this mitigation measure.
Effectiveness Criteria	Project-level traffic analysis is included in all Specific Plan and other development applications.
Responsible Agency	City of Gonzales
Cooperating Agencies	None
Timing	Prior to final approval of any new development
Mitigation Measure	<u>Mitigation Measure TT-14: Revise Circulation Diagram for Consistency with TAMC’s “2005 General Bikeways Plan.”</u> The City shall amend the Circulation Diagram contained in the Gonzales 2010 General Plan Circulation Element to designate Alta Street and Gonzales River Road as bikeway facilities to achieve consistency with TAMC’s “2005 General Bikeway Plan.”
Location	Gonzales Planning Area
Monitoring/Reporting Action	The City shall report on the revision of its Circulation Diagram consistent with this mitigation measure.
Effectiveness Criteria	Revised Circulation Diagram

Category	Program Response
Responsible Agency	City of Gonzales
Cooperating Agencies	TAMC
Timing	Upon completion of updated General Bikeways Plan by TAMC

1.2.4 AIR QUALITY

Category	Program Response
Mitigation Measure	<u>Mitigation Measure AQ-1: Toxic Air Contaminants.</u> The City shall minimize local air quality impacts related to exposure of sensitive receptors to TACs by evaluating new development for proximity to TAC sources as recommended in the California Air Resources Board’s "Air Quality and Land Use Handbook." If such evaluation leads to a determination that the potential for a significant impact exists, the City shall implement all feasible mitigation measures to reduce or eliminate the impact.
Location	Gonzales Planning Area
Monitoring/Reporting Action	The City shall monitor new Specific Plan applications and other development applications to ensure that they contain an evaluation of risks involving TAC’s.
Effectiveness Criteria	No significant impacts related to TACs for new projects in the City
Responsible Agency	City of Gonzales
Cooperating Agencies	Monterey Bay Unified Air Pollution Control District
Timing	Prior to final approval of any Specific Plan or other development approval
Mitigation Measure	<u>Mitigation Measure AQ-2: Deed Restriction Notification of Strong Odor.</u> The City of Gonzales shall require that a deed restriction be recorded on all properties located within one (1) mile of either the animal feed lot or the Johnson Canyon Road Landfill (both of which are located east of Iverson Road) notifying the owner or the prospective property buyer of the potential for strong odors emanating from these facilities to adversely affect the property on which the deed restriction is recorded. This measure may be modified and refined as part of the Specific Plan or other development approval process based on a detailed analysis by a qualified air quality expert and based on land use changes over time.
Location	Gonzales Planning Area

Category	Program Response
Monitoring/Reporting Action	The City shall monitor new Specific Plan applications and other development applications to ensure that they contain deed restrictions consistent with this mitigation measure.
Effectiveness Criteria	Deed restrictions for all specified properties
Responsible Agency	City of Gonzales
Cooperating Agencies	None
Timing	Prior to final approval of any Specific Plan or other development approval
Mitigation Measure	<u>Mitigation Measure AQ-3: Working to Reduce Strong Odors.</u> The City of Gonzales shall work in partnership with the MBUAPCD and the owners of operations that create significant odors in the planning area to reduce such odors using the most current operational and other techniques available. Such partnership shall be limited to voluntary efforts where exemptions to District Rule 402 apply.
Location	Gonzales Planning Area
Monitoring/Reporting Action	The City shall report on its efforts to reduce strong odors in the planning area.
Effectiveness Criteria	Reduction in strong odors in the planning area
Responsible Agency	City of Gonzales
Cooperating Agencies	Monterey Bay Unified Air Pollution Control District
Timing	Annually, as part of its review of General Plan implementation

1.2.5 GREENHOUSE GAS EMISSIONS

Category	Program Response
Mitigation Measure	<p>Mitigation Measure GHG-1: Citywide Climate Action Plan. The City shall complete work currently underway on, and then adopt, a citywide climate action plan with the objective of meeting a GHG emissions reduction trajectory consistent with State law (currently codified in Health and Safety Code 38500 et seq. (AB 32) and Executive Order S-03-05). The City, in setting the trajectory, shall recognize the likelihood that Gonzales may bear a much larger percentage of growth than other more mature communities in the State and that an appropriate scaling of the State targets set forth in AB 32 and Executive Order S-03-05 would allow a citywide increase in GHG emissions as the City implements the Gonzales 2010 General Plan. This allowable increase in GHG emissions shall be tempered by appropriate measures to limit GHG emissions from new development on a per capita basis, while achieving actual reductions in such emissions from existing uses in the planning area. The limits to be established for per capita GHG emissions shall be indexed to realistic targets that are readily achievable using GHG Best Management Practices identified as part of the citywide climate action plan. Targets for reducing GHG emissions in existing development shall, at a minimum, be a 15 percent reduction from the baseline identified in the GHG inventory prepared by AMBAG (2009). GHG Best Management Practices shall include but not be limited to:</p> <ul style="list-style-type: none"> • Continuation of the Gonzales voluntary recycling program for multi-family, commercial, and industrial development • Increased energy efficiency beyond Title 24 • Use of electrically powered landscape equipment and outdoor electrical outlets • Installation of green roofs • Installation of solar or tank-less water heaters • Installation of solar panels • Increased diversity and/or density of land use mix • Provision of necessary infrastructure and treatment to allow use of graywater/ recycled water for outdoor irrigation • Installation of rainwater collection systems • Provision of composting facilities at residential sites • Incorporation of all other measures in Figure 4.7.2 above that are identified as being appropriate for implementation in Gonzales.

Category	Program Response
	<p>The City shall adopt a citywide climate action plan as outlined above as part of the Gonzales 2010 General Plan’s Sustainability Element prior to the adoption of any Specific Plan or development approval in the Urban Growth Area. The climate action plan shall contain:</p> <ul style="list-style-type: none"> • Targets for reducing greenhouse gas emissions consistent with criteria set forth above in this mitigation measure, • Enforceable measures to meet the established targets, • Provisions for monitoring and reporting on the effectiveness of the plan, and • A mechanism for periodically revising the plan to maintain or improve its effectiveness. <p>The City shall establish a Climate Action Plan Technical Advisory Committee to guide development of the climate action plan, composed of Gonzales citizens, developers/land owners, City officials, and state and regional representatives as appropriate</p>
Location	Gonzales Planning Area
Monitoring/Reporting Action	The City shall report on its efforts to adopt a citywide climate action plan
Effectiveness Criteria	An adopted Climate Action Plan consistent with this mitigation measure
Responsible Agency	City of Gonzales
Cooperating Agencies	Monterey Bay Unified Air Pollution Control District; AMBAG
Timing	Prior to the adoption of any Specific Plan
Mitigation Measure	<p><u>Mitigation Measure GHG-2: Implementation of GHG Best Management Practices.</u> The City shall require Specific Plans and development approvals to contain a plan to implement GHG Best Management Practices, as outlined above, that would result in achieving the limits on GHG emissions adopted as part of the citywide climate action plan.</p>
Location	Gonzales Planning Area
Monitoring/Reporting Action	The City shall monitor new Specific Plan applications and other development applications to ensure that they contain an evaluation of risks involving TAC’s.

Category	Program Response
Effectiveness Criteria	No significant impacts related to TACs for new projects in the City
Responsible Agency	City of Gonzales
Cooperating Agencies	Monterey Bay Unified Air Pollution Control District
Timing	Prior to final approval of any Specific Plan or other development approval
Mitigation Measure	<u>Mitigation Measure GHG-3: Timeframe to Adopt Green Building Code.</u> The City shall adopt the "California Green Building Standards (CALGreen) Code," which becomes effective on January 1, 2011, by July 1, 2011.
Location	Gonzales Planning Area
Monitoring/Reporting Action	The City shall report on its efforts to adopt the Green Building Code.
Effectiveness Criteria	Adoption of Green Building Code
Responsible Agency	City of Gonzales
Cooperating Agencies	None
Timing	By July 1, 2011

1.2.6 PUBLIC SERVICES

Category	Program Response
Mitigation Measure	<u>Mitigation Measure PS-1: Project-Level Public Facilities Impact Analysis Required.</u> The City shall require a project-level analysis and report on public facilities impacts as part of Specific Plan and other major development plan review and approval. Such an analysis and report shall identify measures necessary to reduce any environmental effects of new construction of public facilities to a level of less than significant.
Location	Gonzales Planning Area
Monitoring/Reporting Action	The City shall monitor the development of Specific Plans and other development approvals to ensure that they include a project-level public facilities analysis consistent with this mitigation measure.
Effectiveness Criteria	Project-level public facilities analysis is included in all Specific Plan and other development applications
Responsible Agency	City of Gonzales
Cooperating Agencies	None
Timing	Prior to final approval of any new development

1.2.7 BIOLOGICAL RESOURCES

Category	Program Response
Mitigation Measure	<p><u>Mitigation Measure BIO-1: Riparian Protection Ordinance.</u> The City shall adopt a Riparian Protection Ordinance to ensure that development does not encroach on Gonzales Slough or any “Waters of the United States” determined to be jurisdictional by the Army Corps of Engineers that may be located in the planning area. Such an ordinance shall establish required minimum setbacks from Gonzales Slough, wetlands, and other “Waters of the United States” and require Specific Plans and development applications to contain measures to ensure that all sensitive habitats are protected from the significant negative effects of encroaching development.</p>
Location	Gonzales Planning Area
Monitoring/Reporting Action	The City shall report on its efforts to adopt a riparian protection ordinance consistent with this mitigation measure.
Effectiveness Criteria	An adopted riparian protection ordinance
Responsible Agency	City of Gonzales
Cooperating Agencies	California Department of Fish and game; US Army Corps of Engineers
Timing	Within one (1) year of adoption of <i>Gonzales 2010 General Plan</i>

1.2.8 CULTURAL RESOURCES

Category	Program Response
Mitigation Measure	<p><u>Mitigation Measure CUL-1: Project-Level Cultural Analysis Required.</u> The City shall require Specific Plans and development applications to contain a project-level analysis of cultural resources for all areas planned for urbanization under the Specific Plan or development approval. Such an analysis shall evaluate the full range of cultural resources, including historical, archaeological, and paleontological resources, and buried human remains. The analysis shall recommend measures to mitigate any significant impact that a specific project may have on cultural resources.</p>
Location	Gonzales Planning Area
Monitoring/Reporting Action	The City shall monitor the development of Specific Plans and other development approvals to ensure that they include a project-level cultural analysis consistent with this mitigation measure.
Effectiveness Criteria	Project-level cultural analysis included in all Specific Plan and other development applications.
Responsible Agency	City of Gonzales
Cooperating Agencies	None
Timing	Prior to final approval of any new development
Mitigation Measure	<p><u>Mitigation Measure CUL-2: Accidental Discovery of Cultural Resources.</u> The City shall require as a standard condition of project approval the following: “if any archaeological resources are discovered during grading or construction, all work shall be immediately halted and appropriate personnel, including a qualified Native American representative, shall be contacted and consulted. Based on these consultations, appropriate measures shall be taken to protect the discovered resources, and only after such measures have been implemented shall grading or construction continue.”</p>
Location	Gonzales Planning Area

Category	Program Response
Monitoring/Reporting Action	The City shall monitor the development of Specific Plans and other development approvals to ensure that they include a condition of approval addressing the accidental discovery of cultural resources, consistent with this mitigation measure.
Effectiveness Criteria	A standard condition of approval attached to all Specific Plan and other development application approvals addressing the accidental discovery of cultural resources
Responsible Agency	City of Gonzales
Cooperating Agencies	None
Timing	Prior to final approval of any new development

1.2.9 HAZARDS AND HAZARDOUS MATERIALS

Category	Program Response
Mitigation Measure	<u>Mitigation Measure HAZ-1: Site-Specific Review of Potential Land Use Conflicts Involving the Location of New Schools.</u> The City of Gonzales shall identify and evaluate potential land use conflicts between schools and industrial uses as part of Specific Plan or other major development plan review and approval. Such review shall address California Public Resources Code §21151.8(a) regarding requirements for the proposed construction of an elementary or secondary school. Such review should also address the Monterey Bay Unified Air Pollution Control District's Rule 402, Nuisances.
Location	Gonzales Planning Area
Monitoring/Reporting Action	The City shall monitor the development of Specific Plans and other development approvals to ensure that they include a site-specific review of land use conflicts involving new schools.
Effectiveness Criteria	Site-specific review of land use conflicts involving new schools included in all Specific Plan and other development applications
Responsible Agency	City of Gonzales
Cooperating Agencies	Gonzales Unified School District
Timing	Prior to final approval of any new development
Mitigation Measure	<u>Mitigation Measure HAZ-2: Remediation Plan for Clean-Up of Fanoe Ranch.</u> The City of Gonzales shall require a remediation plan for the clean-up of any contaminated areas of Fanoe Ranch as part any Specific Plan that includes the ranch in its planning area. The remediation plan shall be coordinated with appropriate regional, state, and federal agencies.
Location	Gonzales Planning Area
Monitoring/Reporting Action	The City shall monitor the development of the Specific Plan for Fanoe Ranch to ensure that it includes a remediation plan for clean-up of contaminated areas within the Specific Plan area.

Category	Program Response
Effectiveness Criteria	A remediation plan for clean-up of contaminated areas within the Specific Plan area that includes Fanoë Ranch
Responsible Agency	City of Gonzales
Cooperating Agencies	
Timing	Prior to final approval of the Specific Plan for the area including Fanoë Ranch
Mitigation Measure	<u>Mitigation Measure HAZ-3: Site-Specific Investigation of Potential Soil Contamination Required.</u> The City of Gonzales shall require site-specific investigations and reports on potential soil contamination as part of Specific Plan or other major development plan review and approval. Such an investigation and report shall include measures necessary to mitigate any environmental hazards to a less than significant level.
Location	Gonzales Planning Area
Monitoring/Reporting Action	The City shall monitor the development of Specific Plans and other development plans to ensure that they include a site-specific investigation of potential soil contamination consistent with this mitigation measure.
Effectiveness Criteria	Site-specific investigation of potential soil contamination included as part of all Specific Plan and other development applications
Responsible Agency	City of Gonzales
Cooperating Agencies	None
Timing	Prior to final approval of any new development

Category	Program Response
Mitigation Measure	<u>Mitigation Measure HAZ-4: Development in Areas of Very High Wildfire Potential.</u> The City of Gonzales shall require site-specific investigations and reports on wildfire potential for any development east of Iverson Road, which is an area of very high wildfire potential. Such an investigation and report shall include measures necessary to mitigate any wildfire hazards, including the establishment of “fire safe” zones around habitable structures, to a less than significant level.
Location	Gonzales Planning Area
Monitoring/Reporting Action	The City shall monitor the development of Specific Plans and other development plans for areas east of Iverson Road to ensure that they include a site-specific investigation and report on wildfire potential consistent with this mitigation measure.
Effectiveness Criteria	Site-specific investigation of wildfire potential included as part of all Specific Plan and other development applications for areas east of Iverson Road
Responsible Agency	City of Gonzales
Cooperating Agencies	California Department of Forestry
Timing	Prior to final approval of any new development east of Iverson Road