

Mitigation Measures

AE-1 – Glare Avoidance. The exterior of the proposed building shall be constructed using non-reflective materials including non-mirrored glass, painted metal panel treatments and non-reflective wall surfaces.

CR-1 – Undiscovered Archaeological Resources and Human Remains. To reduce the project’s potential impact to historic resources, Native American and archeological resources, the project applicant and contractor shall implement the following measure during grading and construction activities at the project site

1. Human Remains Encountered. If human remains are encountered, State Health and Safety Code section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resource Code section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which shall determine and notify the appropriate Native American tribe who is the most likely descendent (MLD). The descendent shall inspect the site of the discovery and make recommendations and enter into consultation concerning the appropriate mitigation. After the recommendations have been made, the project applicant, the MLD, and a City representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.
2. Inadvertent Archaeological or Cultural Find. If during ground disturbance activities, significant archeological or cultural resources are discovered, the following procedures shall be followed:
 - a. All ground disturbance activities within 160 feet of the discovered archeological or cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, and the Community Development Director to discuss appropriate actions;
 - b. At the meeting, the significance of the discoveries shall be discussed and, after consultation with appropriate Native American tribal representatives and the archaeologist, a decision shall be made (with the concurrence of the City Manager) as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the archeological or cultural resources; and
 - c. Grading shall not resume within the immediate vicinity of the discovery until an agreement has been reached by the appropriate Native American tribe, the

archaeologist, and the City Manager as to the appropriate mitigation. The grading plans shall conform to the mitigations requirements placed on the map.

GEO-1 – Preparation of Design-Level Geotechnical Report. The project applicant shall consult with a registered geotechnical engineer to prepare a design level geotechnical report that incorporates the recommendations in the preliminary geotechnical investigation by Grice Engineering, Inc. (March 2014). The design level geotechnical report shall address recommendations from the geotechnical investigation including the following: foundation and footings, slabs-on-grade, specifications for rock under floor slabs, slope ratio and drainage, surface drainage and erosion control, subsurface drains, and grading. This report shall be submitted in conjunction with Building Permit application(s) and reviewed and approved by the City. The design-level geotechnical report recommendations shall be incorporated into the project design and construction documents.

NOI-1 – Project Traffic Noise Mitigation. Protection from project-related traffic noise at nearby receptors on The Alameda and adjacent to the site can be provided to some extent by appropriate noise wall protection. Noise walls or combination wall and landscape berm up to 6 feet high (6-foot maximum per zoning ordinance) of either double wood construction, masonry, Plexiglas, or glass, or some combination of these materials, around yards and on the south property line of the project, could reduce traffic noise levels 6-8 dB in the adjacent sensitive receptor areas.

NOI-2 – Construction Noise Mitigation. The following mitigation should be applied during project construction to reduce project construction noise:

1. Choose construction equipment that is of quiet design, has high- quality muffler systems, and is well- maintained. This includes trucks used to haul materials.
2. Install superior mufflers and engine enclosure panels as needed on gas, diesel or pneumatic impact machines.
3. Erect temporary plywood enclosures around stationary equipment that produce excessive noise at nearby receptors.
4. Restrict construction operations to reasonable daytime hours, such as 8 am to 5 pm.
5. Eliminate unnecessary idling of machines when not in use.
6. Use good maintenance and lubrication procedures to reduce operating noise.
7. If possible, locate equipment as far from sensitive receptors as possible.

TRA-1 – Eastbound SR 156 Right Turn Lane. An eastbound right turn lane will be warranted on SR 156 at The Alameda under Cumulative conditions. The eastbound right turn lane improves operations at the intersection to within acceptable operations during peak Cumulative conditions during Friday PM. The project proponent will be required to contribute a fair share payment to the City of San Juan Bautista to fund this future transportation improvement.