

Appendix A

Mitigation Monitoring and Reporting Program

Mitigation Monitoring and Reporting Program

Statutory Requirements

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

Administration of the Mitigation Monitoring and Reporting Program

The City of Santa Maria (City) is the Lead Agency responsible for the adoption and implementation of the MMRP. According to State CEQA Guidelines Section 15097(a), a public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity that accepts the delegation. The City may delegate responsibility for verifying and documenting compliance with the MMRP to an Applicant as coordinator of the project and its construction, and the Applicant will be responsible for compliance. However, until mitigation measures have been completed, the City, as the Lead Agency, remains responsible for ensuring that the implementation of the measures occurs in accordance with the program.

Mitigation Measures

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

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Table ES-1 Mitigation Monitoring and Reporting Plan

Mitigation Measure	Plan Requirements and Timing	Monitoring	Responsible Agency or Party	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
Air Quality and Greenhouse Gas Emissions						
<p>AQGHG-2 Project-Level Air Quality Analysis and Mitigation.</p> <p>The City shall require, where it is determined as necessary, applicants for future discretionary development projects facilitated by the 2045 General Plan Update to prepare a project-specific air quality analysis in accordance with SBCAPCD Environmental Review Guidelines. The analysis shall quantify construction and operational emissions and compare estimated emissions to the SBCAPCD’s adopted thresholds of significance for criteria air pollutants. If the analysis determines that emissions would exceed any of the applicable thresholds, the project applicant shall implement all feasible mitigation measures to reduce emissions to below the thresholds. All mitigation measures shall be documented and verified by the lead agency prior to project approval or issuance of grading/building permits.</p>	<p>The project applicant shall submit all mitigation measures to the lead agency for review and approval prior to project approval or issuance of grading/building permits.</p>	<p>The lead agency shall verify compliance with mitigation measures during construction.</p>	<p>Lead agency</p>			
<p>AQGHG-3 Construction Equipment Exhaust Control Measures.</p> <p>For individual discretionary and ministerial residential projects facilitated by the 2045 General Plan Update that would develop three or more units; would involve demolition, mass grading, or excavation and trenching phases longer than two months; and would be located within 1,000 feet of existing sensitive receptors, the City shall enforce a project specific Condition of Approval requiring the following:</p> <p>a. Off-road diesel equipment 25 horsepower (hp) or greater shall be equipped with engines compliance with, or certified to meet or exceed, the California Air Resources Board’s Tier 4 Final engine emissions standards. Where available, off-road construction equipment should be zero-emission. Alternative/renewable fuels such as compressed natural gas, liquefied natural gas, or propane should be utilized to the maximum extent feasible when zero-emission is not available. Commitments to Tier 4 and/or zero-emission equipment shall be included in applicable bid documents, purchase orders, and contracts; successful contractors shall demonstrate the ability to supply the compliant construction equipment for use prior to ground-disturbing and construction activities.</p> <p>b. All portable generators shall be powered by a source other than diesel fuel or gasoline (i.e. battery, natural gas, propane etc.).</p>	<p>The project applicant shall submit the construction equipment exhaust control documentation to the City for review and approval prior to project approval or issuance of grading and construction permits.</p>	<p>City staff shall spot check for compliance during construction.</p>	<p>City of Santa Maria</p>			
Biological Resources						
<p>BIO-1(a) Biological Resources Screening and Assessment.</p> <p>For development facilitated by the plan within undeveloped parcels, prior to construction activities and if determined necessary based on preliminary review conducted by City Staff, the City shall require project applicants to engage a qualified biologist (having the appropriate education and experience level) to perform a baseline Biological Resources Screening and Assessment to determine whether projects proposed within undeveloped parcels have any potential to impact special-status biological resources, inclusive of special-status plants and animals, sensitive vegetation communities (including vernal pools and other wetlands), and critical habitat. If it is determined that the project has no potential to impact biological resources, no further action is required. If the project would have the potential to impact biological resources, prior to construction, a qualified biologist shall conduct a project-specific biological analysis to document the existing biological resources within a project footprint plus a minimum buffer of 500 feet around the project footprint, as is feasible, and to determine the potential impacts to those resources. The project-specific biological analysis shall evaluate the potential for impacts to all biological resources including, but not limited to special-status species, nesting birds, wildlife movement, sensitive plant communities, critical habitats, and other resources judged to be sensitive by local, state, and/or federal agencies. If the project would have the potential to impact these resources, the following mitigation measures (Mitigation Measures BIO-1[b] through BIO-1[k]) shall be incorporated, as applicable, to reduce impacts to a less than significant level. Pending the results of the project-specific biological analysis, design alterations, further technical studies (e.g., protocol surveys) and consultations with the USFWS, CDFW, and/or other local, state, and federal agencies may be required. Note that specific surveys described in the mitigation measures below may be completed as part of the project-specific biological analysis where suitable habitat is present.</p>	<p>The applicant shall submit the results of the baseline Biological Resources Screening and Assessment to the City prior to project approval or issuance of grading and construction permits. If required, the applicant shall submit the biological assessment to the City prior to project approval or issuance of grading and construction permits.</p>	<p>The City shall ensure that the applicable biological resource assessment has been completed and provide confirmation of compliance with the conditions outlined in the measure.</p>	<p>City of Santa Maria</p>			
<p>BIO-1(b) Special-status Plant Species Surveys.</p> <p>For development facilitated by the plan where the project-specific Biological Resources Screening and Assessment (Mitigation Measure BIO-1[a]) determines that there is potential for significant impacts to federally or state-listed plants or regional population level impacts to species with a CRPR of 1B or 2B from project development, a qualified biologist shall complete surveys for special-status plants prior to any vegetation removal, grubbing, or other construction activity (including staging and mobilization). The surveys shall be floristic in nature and shall be seasonally timed to coincide with the target species. All plant surveys shall be conducted by a qualified biologist during the blooming season prior to development permit approval. All special-status plant species identified on site shall be mapped onto a site-specific aerial photograph or topographic map with the use of Global Positioning System unit. Surveys shall be conducted in accordance with the most current protocols established by the CDFW, USFWS, and the local jurisdictions if said protocols exist. A report of the survey results shall be submitted to the City, and the CDFW and/or USFWS, as appropriate, for review and/or approval.</p> <p>If special-status plants are not found during special-status plant surveys, no further action is required. If federally- and/or state-listed individuals and/or CRPR 1B or 2B plant populations are found during special-status plant surveys, the Mitigation Measures BIO-1(c) and BIO-1(d) shall be implemented.</p>	<p>The applicant shall submit the survey results to the City and CDFW and/or USFWS, as appropriate, for review and/or approval prior to project approval or issuance of grading and construction permits.</p>	<p>The City and CDFW and/or USFWS, as appropriate, shall review the survey results and provide confirmation of compliance with the conditions outlined in the measure.</p>	<p>City of Santa Maria; CDFW; USFWS</p>			

Mitigation Measure	Plan Requirements and Timing	Monitoring	Responsible Agency or Party	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
<p>BIO-1(c) Special-status Plant Species Avoidance, Minimization, and Mitigation.</p> <p>If federally-listed and/or state-listed individuals, and/or CRPR 1B or 2 plant populations are found during special-status plant surveys (pursuant to Mitigation Measure BIO-1[b]) and would be directly impacted by development, then the project shall be re-designed to avoid impacting listed plant species or CRPR 1B or 2 populations, where feasible. Rare and listed plant occurrences that are not within the immediate disturbance footprint but are located within 50 feet of disturbance limits shall have bright orange protective fencing installed at least 30 feet beyond their extent, or other distance as approved by a qualified biologist, to protect them from harm. Prior to initiation of construction activities the project proponent shall submit a site plan depicting the location(s) of special-status plants and avoidance buffers to the City for review and approval.</p> <p>If special-status plants can be avoided, no further action is required. If federally- and/or state-listed individuals and/or CRPR 1B or 2 plant populations cannot be avoided, then Mitigation Measure BIO-1(d) shall be implemented.</p>	<p>The applicant shall submit a site plan depicting the location(s) of special-status plants and avoidance buffers to the City for review and approval prior to the issuance of grading or construction permits.</p>	<p>The City shall review the site plan and avoidance buffers and provide confirmation of compliance with the conditions outlined in the measure.</p>	<p>City of Santa Maria</p>			
<p>BIO-1(d) Habitat Mitigation and Monitoring Plan.</p> <p>If federally- and/or state-listed plants, non-listed special-status plant populations, sensitive natural communities, or waters of the US and/or State cannot be avoided and will be impacted by development facilitated by the plan, the City shall require mitigation at a minimum ratio of 1:1 per acre of impact (and 1:1 per tree), to be determined in coordination with CDFW and USFWS as and if applicable, for each species as a component of habitat restoration. A habitat mitigation and monitoring plan (HMMP) shall be prepared by a qualified biologist and submitted to the City for review and approval. The HMMP shall include, at a minimum, the following components.</p> <ol style="list-style-type: none"> 1. Description of the project/impact site (i.e., location, responsible parties, areas to be impacted by habitat type). 2. Goal(s) of the compensatory mitigation project (type[s] and area[s]) of habitat to be established, restored, enhanced, and/or preserved; specific functions and values of habitat type[s] to be established, restored, enhanced, and/or preserved). 3. Description of the proposed compensatory mitigation site (location and size, ownership status, existing functions, and values). 4. Implementation plan for the compensatory mitigation site (rationale for expecting implementation success, responsible parties, schedule, site preparation, planting plan). 5. Maintenance activities during the monitoring period, including weed removal as appropriate (activities, responsible parties, schedule). 6. Monitoring plan for the compensatory mitigation site, including no less than quarterly monitoring for the first year (performance standards, target functions and values, target acreages to be established, restored, enhanced, and/or preserved, annual monitoring reports). 7. Success criteria based on the goals and measurable objectives; said criteria to be, at a minimum, at least 80 percent survival of container plants and 30percent relative cover by vegetation type or other industry standards as determined by a qualified restoration specialist. 8. An adaptive management program and remedial measures to address any shortcomings in meeting success criteria. 9. Notification of completion of compensatory mitigation and agency confirmation. 10. Contingency measures (initiating procedures, alternative locations for contingency compensatory mitigation, funding mechanism). 11. All nursery plants used in restoration shall be inspected for sudden oak death. <p>If a federally and/or state-listed plant species has the potential be impacted, an HMMP shall be submitted to the USFWS and/or CDFW for review, and federal and/or state take authorization may be required by these agencies.</p> <p>Within 30 days of completion of monitoring, a final monitoring report shall be submitted to the City for review and approval, documenting compliance with the HMMP and achievement of success criteria.</p>	<p>The applicant shall submit the HMMP to the City, and CDFW and/or USFWS, as applicable, for review and approval prior to the issuance of grading and construction permits. Within 30 days of completion of monitoring, a final HMMP monitoring report shall be submitted to the City for review and approval, documenting compliance with the HMMP and achievement of success criteria.</p>	<p>The City, CDFW and/or USFWS shall review and approve the HMMP for compliance prior to issuance of the grading and construction permits.</p>	<p>City of Santa Maria</p>			
<p>BIO-1(e) Endangered/Threatened Special-status Species Habitat Assessments and Protocol Surveys.</p> <p>For development facilitated by the plan where the project-specific biological analysis (Mitigation Measure BIO-1[a]) determines that suitable habitat may be present for federal- or state-listed, candidate, or proposed species, the City shall require protocol habitat assessments/surveys be completed in accordance with current CDFW and/or USFWS protocols prior to issuance of any construction permits. If, through consultation with the CDFW and/or USFWS, it is determined that protocol habitat assessments/surveys are not required, the project applicant shall be required to complete and document this consultation and submit it to the City prior to issuance of any construction permits. Each protocol has different survey and timing requirements. The applicant shall be responsible for ensuring they understand the protocol requirements and shall hire a qualified biologist to conduct protocol surveys. (Note: if a federally and/or state-listed wildlife species will be impacted, federal and/or state take authorization may be required by USFWS and CDFW.)</p>	<p>The applicant shall submit results of required protocol survey(s) and consultation with CDFW and/or USFWS to the City for review and approval prior to the issuance of any grading and construction permits.</p>	<p>The City shall review the survey results and provide confirmation of compliance with the conditions outlined in the measure</p>	<p>City of Santa Maria</p>			
<p>BIO-1(f) Endangered/Threatened Animal Species Avoidance and Minimization.</p> <p>For development facilitated by the plan where potential impacts to aquatic and/or terrestrial animal species are identified by the project specific Biological Resources Screening and Assessment required under Mitigation Measure BIO-1(a), the following measures shall be applied.</p>	<p>These measures shall be implemented during grading and construction activities. The applicant shall provide monthly maintenance reports during construction to the City</p>	<p>City staff shall spot check for compliance during construction.</p>	<p>City of Santa Maria</p>			

Mitigation Measure	Plan Requirements and Timing	Monitoring	Responsible Agency or Party	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
<ol style="list-style-type: none"> 1. Ground disturbance shall be limited to the minimum necessary to complete the project. A qualified biologist shall flag the project limits of disturbance. Areas of special biological concern within or adjacent to the limits of disturbance shall have highly visible orange construction fencing installed between said area and the limits of disturbance. 2. All projects occurring within/adjacent to aquatic habitats (including riparian habitats and wetlands) shall be completed between April 1 and October 31, if feasible, to avoid impacts to sensitive aquatic species. Any work outside these dates would require project-specific approval from the City and maybe subject to regulatory agency approval. 3. All projects occurring within or adjacent to sensitive habitats that may support federally and/or state-listed endangered/threatened species shall have a CDFW- and/or USFWS-approved biologist present during all initial ground disturbing/vegetation clearing activities. Once initial ground disturbing/vegetation clearing activities have been completed, said biologist shall conduct daily pre-activity clearance surveys for endangered/threatened species. Alternatively, and upon approval of the CDFW and/or USFWS, said biologist may conduct site inspections at a minimum of once per week to ensure all prescribed avoidance and minimization measures are fully implemented. 4. No endangered/threatened species shall be captured and relocated without express permission from the CDFW and/or USFWS. 5. If at any time during project construction an endangered/threatened species enters the construction site or otherwise may be impacted by the project, all project activities shall cease. A CDFW/USFWS-approved biologist shall document the occurrence and consult with the CDFW and USFWS, as appropriate, to determine whether it was safe for project activities to resume. 6. For all work occurring in areas where endangered/threatened species may be present and are at risk of entering the project site during construction, the applicant shall install exclusion fencing along the project boundaries prior to start of construction (including staging and mobilization). The placement of the fence shall be at the discretion of the CDFW/USFWS approved biologist. This fence shall consist of solid silt fencing placed at a minimum of three feet above grade and two feet below grade and shall be attached to wooden stakes placed at intervals of not more than five feet. The applicant shall inspect the fence weekly and following rain events and high wind events and shall be maintained in good working condition until all construction activities are complete. 7. All vehicle maintenance/fueling/staging shall occur not less than 100 feet from any riparian habitat or water body, including seasonal wetland features. Suitable containment procedures shall be implemented to prevent spills. A minimum of one spill kit shall be available at each work location near riparian habitat or water bodies. 8. No equipment shall be permitted to enter wetted portions of any affected drainage channel or wetland. 9. At the end of each workday, excavations shall be secured with a cover or a ramp provided to prevent wildlife entrapment. 10. All trenches, pipes, culverts, or similar structures shall be inspected for animals prior to burying, capping, moving, or filling. 11. Considering the potential for the project to impact federally and state-listed species and their habitat, the City shall contact CDFW and USFWS to identify mitigation banks within Santa Barbara County during project development. If the results of the project-specific biological analysis (Mitigation Measure BIO-1[a]) determine that impacts to federally and state threatened or endangered species habitat are expected, City and/or applicant shall explore species-appropriate mitigation bank(s) servicing the region for purchase of mitigation credits. 12. Prior to grading and construction in natural areas of containing suitable upland habitat, a qualified biologist shall conduct a preconstruction survey as determined necessary during the biological analysis (Mitigation Measure BIO-1[a]). The survey should include a transect survey over the entire project disturbance footprint (including access and staging areas), and mapping of suitable habitat features, such as burrows, that are potentially suitable for listed species. If any listed species are detected, no work shall be conducted until the individual(s) leaves the site of their own accord, unless federal and/or state "take" authorization has been issued for relocation. Typical preconstruction survey procedures, such as burrow scoping and burrow collapse, cannot be conducted without federal and state permits. If any life stage of listed species are found within the survey area, the City and/or applicant shall consult with the USFWS and CDFW to determine the appropriate course of action to comply with the FESA and CESA, if permits are not already in place at the time of construction 	<p>compliance monitoring staff to document compliance with the measures.</p>					
<p>BIO-1(g) Worker Environmental Awareness Program. For development facilitated by the plan within undeveloped parcels and prior to construction activities (including staging and mobilization), the City shall require the project proponent to arrange Worker Environmental Awareness Program (WEAP) training for all construction personnel to attend, conducted by a City-approved biologist, to aid workers in recognizing special-status resources that may occur in the construction area. The specifics of this program shall include identification of the sensitive species and habitats, a description of the regulatory status and general ecological characteristics of sensitive resources, and review of the limits of construction and mitigation measures required to reduce impacts to biological resources within the work area. A fact sheet conveying this information shall also be prepared for distribution to all contractors, their employers, and other personnel involved with construction. All employees shall sign a form provided by the trainer indicating they have attended the WEAP training and understand the information presented to them. The form shall be submitted to the City to document compliance.</p>	<p>City compliance monitoring staff shall review WEAP information prior to the training and verify the selected biologist is qualified with the appropriate professional qualification standards. The applicant shall provide the attendance log that includes the names and signatures of all personnel that have received the training to City compliance monitoring staff for verification prior to any ground disturbing activities in the project area.</p>	<p>The City shall review training materials, notification, and attendance log and provide confirmation of compliance with the conditions outlined in the measure.</p>	<p>City of Santa Maria</p>			

Mitigation Measure	Plan Requirements and Timing	Monitoring	Responsible Agency or Party	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
<p>BIO-1(h) Northern California Legless Lizard Avoidance and Minimization.</p> <p>For all development facilitated by the plan in undeveloped areas and if determined necessary based on preliminary review conducted by City staff, a pre-construction clearance survey for Northern California legless lizard shall be conducted by a City-approved qualified biologist within 48 hours prior to the start of construction (including staging and mobilization). The survey shall cover the entire disturbance footprint within suitable habitats with moist loose soil, plus a minimum 100-foot buffer, where permissible, and should identify all special-status wildlife species observed on the project site. During the pre-construction survey the qualified biologist shall inspect under logs, leaf litter, or other suitable refuge. If Northern California legless lizards are identified, individuals shall be relocated by a qualified biologist to suitable cover with loose soils a minimum of 500 feet from the project site, as accessible. A report of the survey results shall be submitted to the City, for review and approval.</p>	<p>A report of the survey results conducted within 48 hours prior to the start of construction shall be submitted to the City, for review and approval.</p>	<p>The City shall review the survey results and provide confirmation of compliance with the conditions outlined in the measure.</p>	<p>City of Santa Maria</p>			
<p>BIO-1(i) Roosting Bat Surveys and Avoidance Prior to Removal.</p> <p>For all development facilitated by the plan that will require the removal of large trees (greater than 20 inches in diameter at five feet from the ground), abandoned buildings, bridges, or other suitable roosting structure identified during a Biological Resources Screening and Assessment prior to tree and/or structure removal, a qualified biologist shall conduct a focused survey of all trees and structures to be removed or impacted by construction activities to determine whether active roosts of special-status bats are present on site. Tree or structure removal shall be planned for either the spring or the fall, and timed to ensure both suitable conditions for the detection of bats and adequate time for tree and/or structure removal to occur during seasonal periods of bat activity exclusive of the breeding season, as described below. Trees and/or structures containing suitable potential bat roost habitat features shall be clearly marked or identified. If no bat roosts are found, the results of the survey will be documented and submitted to the City within 30 days of the survey, after which no further action will be required.</p> <p>If roosts are present, the biologist shall prepare a site-specific roosting bat protection plan to be implemented by the contractor following the City's approval. Additionally, the qualified biologist shall determine compensatory mitigation for temporary or permanent habitat loss due to tree removal, in conjunction with CDFW. The plan shall incorporate the following guidance as appropriate:</p> <ul style="list-style-type: none"> ▪ When possible, removal of trees/structures identified as suitable roosting habitat shall be conducted during seasonal periods of bat activity, including the following: <ul style="list-style-type: none"> ▫ Between September 1 and about October 15, or before evening temperatures fall below 45 degrees Fahrenheit and/or more than 0.5inch of rainfall within 24 hours occurs. ▫ Between March 1 and April 15, or after evening temperatures rise above 45 degrees Fahrenheit and/or no more than 0.5 inch of rainfall within 24 hours occurs. ▪ If a tree/structure must be removed during the breeding season and is identified as potentially containing a colonial maternity roost, then a qualified biologist shall conduct acoustic emergence surveys or implement other appropriate methods to further evaluate if the roost is an active maternity roost. Under the biologist's guidance, the contractor shall implement measures similar to or exceeding the following: <ul style="list-style-type: none"> ▫ If it is determined that the roost is not an active maternity roost, then the roost may be removed in accordance with the other requirements of this measure. ▫ If it is found that an active maternity roost of a colonial roosting species is present, the roost shall not be disturbed during the breeding season(April 15 to August 31). ▪ Tree removal procedures shall be implemented using a two-step tree removal process. This method is conducted over two consecutive days and works by creating noise and vibration by cutting non-habitat branches and limbs from habitat trees using chainsaws only (no excavators or other heavy machinery) on day one. The noise and vibration disturbance, together with the visible alteration of the tree, is very effective in causing bats that emerge nightly to feed to not return to the roost that night. The remainder of the tree is removed on day two. ▪ Prior to the demolition of vacant structures within the project site, a qualified biologist shall conduct a focused habitat assessment of all structures to be demolished. The habitat assessment shall be conducted enough in advance to ensure the commencement of building demolition can be scheduled during seasonal periods of bat activity (see above), if required. If no signs of day roosting activity are observed, no further actions will be required. If bats or signs of day roosting by bats are observed, a qualified biologist will prepare specific recommendations such as partial dismantling to cause bats to abandon the roost, or humane eviction, both to be conducted during seasonal periods of bat activity, if required. ▪ If the qualified biologist determines a roost is used by a large number of bats (large hibernaculum), bat boxes shall be installed near the project site. The number of bat boxes installed will depend on the size of the hibernaculum and shall be determined through consultation with CDFW. If a maternity colony has become established, all construction activities shall be postponed within a 500-foot buffer around the maternity colony until it is determined by a qualified biologist that the young have dispersed. Once it has been determined that the roost is clear of bats, the roost shall be removed immediately. 	<p>Results of the survey(s) shall be submitted to the City within 30 days of completion. If necessary, the biologist shall provide a roosting bat protection plan for City review and approval. The qualified biologist shall determine compensatory mitigation, as applicable, in conjunction with CDFW.</p>	<p>The City shall review the survey results and provide confirmation of compliance with the conditions outlined in the measure. The City shall conduct spot checks during construction to ensure compliance with the roosting bat protection plan.</p>	<p>City of Santa Maria; CDFW</p>			

Mitigation Measure	Plan Requirements and Timing	Monitoring	Responsible Agency or Party	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
<p>BIO-1(j) Monarch Butterfly Avoidance and Minimization.</p> <p>For development facilitated by the plan within undeveloped parcels, prior to construction activities and if determined necessary based on preliminary review conducted by City staff, the City shall require that all construction activities (including equipment staging, grading, and construction) shall be avoided during the monarch butterfly overwintering season between October 15 through March 15, if practicable. In the event construction activities cannot be avoided during the overwintering season, the City shall retain a qualified biologist to conduct a survey for roosting monarch butterflies within seven days prior to initiation of construction activities to determine their presence/absence. If no monarch butterflies are observed during pre-construction surveys, no further actions are necessary. In the event construction pauses for a period of 7 days or more, if construction is planned to restart during the monarch butterfly overwintering season (October 15 through March 15), the City shall retain a qualified biologist to conduct a new survey in accordance with the requirements of this mitigation measure. If construction activities occur during the overwintering season and monarch butterflies are present, the qualified biologist shall establish a protective buffer, ranging from 100 to 300 feet from the roosting site in which monarch butterflies are aggregating. The buffer shall be delineated on site by the biologist with flagging or staking visible by construction personnel. The construction contractor shall ensure no construction occurs within the protective buffer, including staging of equipment or stopping or idling in the buffer, during the overwintering season. In the event construction activities, or other use of equipment, is needed to work within the buffer, the qualified biologist shall be present on site to monitor construction activities and determine if the work is disturbing the aggregated butterflies. If the biologist determines the work is disturbing the butterflies, the biologist shall have the authority to stop work within the protective buffer at any time. In addition, due to the regular movement of the butterflies and locations of the aggregations, the biologist shall have the discretion to adjust the protective buffers, as necessary.</p>	<p>City staff shall conduct a preliminary review of undeveloped parcels prior to the initiation of construction activities. If necessary, the City shall retain a qualified biologist to conduct pre-construction survey(s) within seven days prior to initiation of construction activities. The applicant shall consult with a qualified biologist during construction.</p>	<p>The City shall review the survey(s) prior to project approval and provide confirmation of compliance with the conditions outlined in the measure. City compliance monitoring staff shall spot check in the field throughout grading and construction.</p>	<p>City of Santa Maria</p>			
<p>BIO-1(k) Pre- Construction Bird Surveys, Avoidance, and Notification.</p> <p>For all development facilitated by the plan, prior to construction activities and if determined necessary based on preliminary review conducted by City staff, construction activities initiated during the bird nesting season (February 1 – September 15), involving removal of vegetation (e.g. trees and shrubs), abandoned structures, or other nesting bird habitat, a pre-construction nesting bird survey shall be conducted no more than 5 days prior to initiation of ground disturbance and vegetation removal. The nesting bird pre-construction survey shall be conducted on foot and shall include a buffer around the construction site at a distance determined by a qualified biologist, including staging and storage areas. The minimum survey radius surrounding the work area shall be the following: 250 feet for non-raptors and 1,000 feet for raptors. The survey shall be conducted by a qualified biologist familiar with the identification of avian species known to occur in the Santa Maria region. If construction lapses for seven days or longer, the qualified biologist shall conduct another focused survey before project activities are reinitiated. If nests are found, an avoidance buffer shall be determined by the biologist dependent upon the species, the proposed work activity, and existing disturbances associated with land uses outside of the site. The qualified biologist shall observe the active nest to establish a behavioral baseline of the adults and nestlings, if present. The qualified biologist shall continuously monitor the active nests to detect signs of disturbance and behavioral change as a result of construction impacts, such as noise, vibration, odors, or worker/equipment motion. If signs of disturbance and behavioral changes are observed, the qualified biologist shall cease work causing those changes and may contact CDFW or USFWS for guidance. The buffer shall be demarcated by the biologist with bright orange construction fencing, flagging, construction lathe, or other means to demarcate the boundary. All construction personnel shall be notified of the buffer zone as an “Ecologically Sensitive Area” and to avoid entering the buffer zone during the nesting season. No ground disturbing activities shall occur within the buffer until the biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Encroachment into the buffer shall occur only at the discretion of the qualified biologist on the basis that the encroachment will not be detrimental to an active nest. A report summarizing the pre-construction survey(s) shall be prepared by a qualified biologist and shall be submitted to the City prior to the commencement of construction activities. Project site plans shall include a statement acknowledging compliance with the federal MBTA and California Fish and Game Code that includes avoidance of active bird nests and identification of Best Management Practices to avoid impacts to active nests, including checking for nests prior to construction activities during February 1 to September 15, and what to do if an active nest is found so that the nest is not inadvertently impacted during grading or construction activities.</p>	<p>The applicant shall submit the results of the pre-construction survey(s) prepared by a qualified biologist to the City prior to the commencement of construction activities. The City shall verify that project site plans include a statement acknowledging compliance with the federal MBTA and California Fish and Game Code.</p>	<p>The City shall review the survey(s) prior to project approval and provide confirmation of compliance with the conditions outlined in the measure. City compliance monitoring staff shall spot check in the field throughout grading and construction.</p>	<p>City of Santa Maria</p>			
<p>Cultural and Tribal Cultural Resources</p>						
<p>CUL-1 Historical Built Environment.</p> <p>If determined necessary based on preliminary review conducted by City staff, applicants for new discretionary development projects that propose to significantly alter or demolish any historic-age features (i.e., structures determined to be over 50 years of age based on available City records, such as permitting records) shall be required to submit a historical resources evaluation prepared by a qualified architectural historian or historian who meets the Secretary of the Interior’s Professional Qualifications Standards in architectural history or history (36 CFR Part 61). The report shall address areas containing buildings, structures, objects, sites, landscape/site plans, or other features that are 50 years of age or older and are proposed to be altered or demolished as a part of the proposed project. The evaluation shall include an intensive-level evaluation in accordance with the guidelines and best practices meeting the State Office of Historic Preservation guidelines. All</p>	<p>The applicant shall submit the historical resources evaluation report prepared by a qualified architectural historian to the City for review and concurrence prior to project approval.</p>	<p>The City shall review and approve the historic resources evaluation prior to project approval.</p>	<p>City of Santa Maria</p>			

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<p>evaluated properties shall be documented on Department of Parks and Recreation Series 523 Forms. The historical resources evaluation report shall be submitted to the City for review and approval.</p> <p>If historical resources are identified through the survey and evaluation, the relocation, rehabilitation, or alteration of the resource shall be completed consistent with the Secretary of the Interior’s Standards for the Treatments of Historic Properties (Standards). Applicants shall submit a report to the City that identifies and specifies the treatment of character-defining features and construction activities, and demonstrates how the project complies with the Standards and avoids the substantial adverse change in the significance of the historical resource as defined by CEQA Guidelines Section 15064.5(b). The report shall be prepared by an architectural historian or historical architect meeting the Professional Qualifications Standards as defined by 36 CFR Part 61 and provided to the City for review and concurrence prior to project approval.</p>						
<p>CUL-2(a) Archaeological Resources Assessment.</p> <p>If determined necessary based on preliminary review conducted by City staff, applicants for new discretionary development projects that involve ground disturbance activities (that may include but are not limited to, pavement removal, potholing, grubbing, tree removal, and grading) shall be required to submit to the City an archaeological resources assessment prepared by a qualified archaeologist who meets the Secretary of the Interior’s Professional Qualifications Standards in either prehistoric or historic archaeology. Assessments shall include a CHRIS records search at the NWIC and a SLF Search from the NAHC. The records searches shall characterize the results of previous cultural resource surveys and disclose any cultural resources that have been recorded and/or evaluated in and around the development site. A qualified archaeologist shall conduct a Phase I pedestrian survey for those projects which include development in archaeologically sensitive areas, as designated by the City, to locate any surface cultural materials.</p> <p>If the Phase I archaeological survey identifies resources that may be affected, the applicant shall also conduct Phase II testing and evaluation. If resources are determined significant or unique through Phase II testing and site avoidance is not possible, the qualified professional shall identify appropriate site-specific mitigation measures in the Phase II evaluation. These measures may include, but would not be limited to, a Phase III data recovery program, avoidance, or other appropriate actions to be determined by a qualified archaeologist. If significant archaeological resources cannot be avoided, impacts may be reduced to less than significant level by filling on top of the sites rather than cutting into the cultural deposits. Alternatively, and/or in addition, a data collection program may be warranted, including mapping the location of artifacts, surface collection of artifacts, or excavation of the cultural deposit, to characterize the nature of the buried portions of sites. Curation of the excavated artifacts or samples would occur as specified by the archaeologist. The City shall review and approve the archaeological resources assessment prior to project approval.</p>	<p>The applicant shall submit the archaeological resources assessment prepared by a qualified archaeologist to the City for review and concurrence prior to project approval.</p>	<p>The City shall review and approve the archaeological resources assessment prior to project approval.</p>	<p>City of Santa Maria</p>			
<p>CUL-2(b) Unanticipated Discoveries.</p> <p>For new development projects where a Phase I archaeological survey identifies archaeological resources that may be affected, project applicants shall be required to retain a qualified cultural resource specialist to monitor construction activities that involve ground disturbing activities within 60 feet of a potentially significant cultural resource. If archaeological resources are encountered during ground-disturbing activities, work in the immediate area shall halt and an archaeologist meeting the Secretary of the Interior’s Professional Qualifications Standards for Archaeology shall be contacted immediately to evaluate the find. If determined to be necessary by the qualified archaeologist, the evaluation may require preparation of a treatment plan and archaeological testing for CRHR eligibility. If the discovery proves to be significant under CEQA and cannot be avoided by the project, additional work, such as excavating the cultural deposit to fully characterize its extent and collecting and curating artifacts, may be determined to be necessary by the qualified archaeologist to mitigate any significant impacts to cultural resources. If archaeological resources of Native American origin are identified during construction, a qualified archaeologist shall consult with the City to begin Native American consultation procedures. Periodic reports of the find and subsequent evaluations shall be submitted to the City during construction.</p>	<p>If necessary, the Applicant shall submit to the City a contract or Letter of Commitment with a qualified archaeologist prior to the issuance of project approval and the issuance of grading and construction permits. The City shall verify the selected archaeologist is qualified with the appropriate professional qualification standards.</p>	<p>City permit compliance staff shall confirm monitoring by the City-approved archaeologist and City grading inspectors shall spot check fieldwork. Periodic reports of the find and subsequent evaluations shall be submitted to the City during construction.</p>	<p>City of Santa Maria</p>			
<p>CUL-2(c) Workers Environmental Awareness Program.</p> <p>For new development projects where a Phase I archaeological survey identifies archaeological resources that may be affected, project applicants shall ensure a City-approved archaeologist provides a cultural resources awareness training program (Worker Environmental Awareness Program [WEAP]) for all personnel involved in project construction, including field consultants and construction workers. The WEAP shall be conducted prior to any project-related ground disturbing activities in the project area. The WEAP would include relevant information regarding sensitive cultural resources, including applicable regulations, protocols for avoidance, and consequences of violating State laws and regulations. The WEAP shall also describe appropriate avoidance and impact minimization measures for cultural resources that could be located at the project site and would outline what to do and who to contact if any potential cultural resources or tribal cultural resources are encountered.</p>	<p>City compliance monitoring staff shall review WEAP information prior to conducting the training. The City shall review and approve the selected archaeologist to ensure qualification with the appropriate professional qualification standards. The applicant shall provide the attendance log that includes the names and signatures of all personnel that have received the training to City compliance monitoring staff for verification prior to any project-related ground disturbing activities in the project area.</p>	<p>The City shall review training materials and attendance log and provide confirmation of compliance with the conditions outlined in the measure.</p>				

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<p>CUL-4(a) Workers Environmental Awareness Program.</p> <p>For any project with the potential to encounter tribal cultural resources as determined through consultation and/or the preparation of archaeological assessments, the project applicant shall be required to invite a City-approved archaeologist to provide a tribal cultural resources awareness training program (Worker Environmental Awareness Program [WEAP]) for all personnel involved in project construction, including field consultants and construction workers. The City would also invite consulting Tribe(s) to provide a tribal cultural resources awareness training program for all personnel involved in project construction, including field consultants and construction workers. The WEAP training shall be conducted prior to any project-related ground disturbing activities in the project area. The WEAP would include relevant information regarding sensitive cultural resources and tribal cultural resources, including applicable regulations, protocols for avoidance, and consequences of violating State laws and regulations. The WEAP will also describe appropriate avoidance and impact minimization measures for tribal cultural resources that could be located at the project site and would outline what to do and who to contact if any potential cultural resources or tribal cultural resources are encountered. The WEAP would emphasize the requirement for confidentiality and culturally appropriate treatment of any discovery of significance to Native Americans and would discuss appropriate behaviors and responsive actions, consistent with local tribal values.</p>	<p>City compliance monitoring staff shall review WEAP information prior to conducting the training. The City shall invite consulting Tribe(s) to the WEAP training. The applicant shall submit the attendance log that includes the names and signatures of all personnel that have received the training to City compliance monitoring staff for verification prior to any project-related ground disturbing activities in the project area.</p>	<p>The City shall review training materials and attendance log and provide confirmation of compliance with the conditions outlined in the measure.</p>				
<p>CUL-4(b) Tribal Cultural Monitoring.</p> <p>For any project with the potential to encounter tribal cultural resources as determined through consultation and/or the preparation of archaeological assessments, the project applicant shall be required to retain a tribal monitor to monitor construction activities that involve ground-disturbing activities that will occur within 60 feet of a potentially significant cultural resource.</p>	<p>If necessary, the Applicant shall submit to the City a contract or Letter of Commitment with a tribal monitor prior to the issuance of project approval and the initiation of ground-disturbing activities.</p>	<p>City staff shall spot check for compliance during construction.</p>	<p>City of Santa Maria</p>			
Noise						
<p>NOI-1 Conditions of Approval to Reduce Construction Noise.</p> <p>The City of Santa Maria shall review future developments within 500 feet of a sensitive receptor, and where applicable, require construction contractors to implement the following feasible measures as standard conditions of approval. Construction plans submitted to the City shall include construction noise analysis and identify these measures on demolition, grading, and construction plans submitted to the City. The City of Santa Maria Building Division shall verify that grading, demolition, and/or construction plans submitted to the City include these notations prior to issuance of demolition, grading and/or building permits. Project specific environmental documents may adjust recommended noise reduction measures as necessary to respond to site specific conditions.</p> <ul style="list-style-type: none"> ▪ Mufflers. During excavation and grading construction phases, all construction equipment, fixed or mobile, shall be operated with closed engine doors and shall be equipped with properly operating and maintained mufflers consistent with manufacturers' standards. ▪ Stationary Equipment. All stationary construction equipment shall be placed so that emitted noise is directed away from the nearest sensitive receptors. ▪ Equipment Staging Areas. Equipment staging shall be located in areas that will create the greatest distance feasible between construction-related noise sources and noise-sensitive receptors. ▪ Smart Back-up Alarms. Mobile construction equipment shall have smart back-up alarms that automatically adjust the sound level of the alarm in response to ambient noise levels. Alternatively, back-up alarms shall be disabled and replaced with human spotters to ensure safety when mobile construction equipment is moving in the reverse direction in compliance with applicable safety laws and regulations. ▪ Electrically-Powered Tools and Facilities. Electrical power shall be used to run air compressors and similar power tools and to power any temporary structures, such as construction trailers or caretaker facilities, where feasible. ▪ Noise Disturbance Coordinator. The project applicant shall designate a "noise disturbance coordinator" responsible for responding to any local complaints about construction noise. The disturbance coordinator shall determine the cause of any noise complaint and shall require that reasonable measures be implemented to correct the problem. A telephone number for the disturbance coordinator and the City shall be posted at the construction site. ▪ Temporary Noise Barriers. Erect temporary noise barriers, where feasible, when construction noise is predicted to exceed the acceptable standards (e.g., 80 dBA Leq at residential receptors, schools or other sensitive receptors during the daytime) or when the anticipated construction duration is greater than is typical (e.g., two years or greater). Temporary noise barriers shall be constructed with solid materials (e.g., wood) with a density of at least 1.5 pounds per square foot with no gaps from the ground to the top of the barrier. If a sound blanket is used, barriers shall be constructed with solid material with a density of at least 1 pound per square foot with no gaps from the ground to the top of the barrier and be lined on the construction side with acoustical blanket, curtain or equivalent absorptive material rated sound transmission class (STC) 32 or higher. 	<p>Construction plans shall note construction hours, truck routes, and required noise reduction measures, and shall be submitted to the City for approval prior to grading and construction permit issuance for each project phase. Noise reduction measures shall be identified and described for submittal to the City for review and approval prior to issuance of grading and construction permits. They shall be adhered to for the duration of the project. The applicant shall provide and post signs stating these restrictions at construction site entries. Signs shall be posted prior to commencement of construction and maintained throughout construction. The City of Santa Maria Building Division shall confirm that construction noise reduction measures are incorporated in plans prior to approval of grading and construction permit issuance.</p>	<p>City staff shall ensure compliance throughout all construction phases. Building inspectors and permit compliance staff shall periodically inspect the site for compliance with activity schedules and respond to complaints.</p>	<p>City of Santa Maria</p>			

Mitigation Measure	Plan Requirements and Timing	Monitoring	Responsible Agency or Party	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
<p>NOI-2 Conditions of Approval to Reduce Construction Vibration.</p> <p>The City of Santa Maria shall review future developments within 500 feet of a sensitive receptor, and where applicable, require construction contractors to implement the following feasible buffers for construction equipment as standard conditions of approval. Construction plans submitted to the City shall include construction vibration analysis and identify the following buffer distances during demolition, grading, and construction plans submitted to the City. The City of Santa Maria Building Division shall verify that grading, demolition, and/or construction plans submitted to the City include these notations prior to issuance of demolition, grading and/or building permits. Project specific environmental documents may adjust recommended noise reduction measures as necessary to respond to site specific conditions.</p> <p>To reduce potential construction vibration impacts, the City of Santa Maria shall require the following:</p> <ul style="list-style-type: none"> ▪ Prior to the issuance of a building permit for a project requiring pile driving during construction, the project applicant shall prepare a groundborne noise and vibration analysis to assess and mitigate potential noise and vibration impacts related to the following construction activities: 1) within 135 feet of fragile structures such as historical resources; 2) within 100 feet of non-engineered timber and masonry buildings (e.g., most residential buildings), or within 75 feet of engineered concrete and masonry (no plaster); 3) use of a vibratory roller within 40 feet of fragile historical resources or 25 feet of any other structure; or 4) use of a dozer or other large earthmoving equipment within 20 feet for a fragile historical structure or 15 feet of any other structure. The noise and vibration analysis shall be conducted by a qualified and experienced acoustical consultant or engineer. The vibration levels shall not exceed the City’s architectural damage thresholds (e.g., 0.12 in/sec PPV for fragile or historical resources, 0.2 in/sec PPV for non-engineered timber and masonry buildings, and 0.3 in/sec PPV for engineered concrete and masonry). If vibration levels would exceed this threshold, alternative uses such as drilling piles as opposed to pile driving, static rollers as opposed to vibratory rollers, and lower horsepower earthmoving equipment shall be used. If necessary, construction vibration monitoring shall be conducted to ensure the FTA’s vibration thresholds are not exceeded. 	<p>Construction plans shall note construction hours, truck routes, and required vibration reduction measures, and shall be submitted to the City for approval prior to grading and construction permit issuance for each project phase. If necessary, based on the findings of the groundborne noise and vibration analysis, vibration reduction measures shall be identified and described for submittal to the City for review and approval prior to issuance of grading and construction permits. They shall be adhered to for the duration of the project. The City of Santa Maria Building Division shall confirm that construction vibration reduction measures are incorporated in plans prior to project approval and issuance of grading and construction permits.</p>	<p>City staff shall ensure compliance throughout all construction phases. Building inspectors and permit compliance staff shall periodically inspect the site for compliance with applicable mitigation. If necessary, construction vibration monitoring shall be conducted.</p>	<p>City of Santa Maria</p>			