

4 Mitigation Monitoring and Reporting Program

CEQA requires that a reporting or monitoring program be adopted for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment (Public Resources Code 21081.6). This mitigation monitoring and reporting program is intended to track and ensure compliance with adopted mitigation measures during the project implementation phase. For each mitigation measure recommended in the Final Environmental Impact Report (Final EIR), specifications are made herein that identify the action required, the monitoring that must occur, and the agency or department responsible for oversight.

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Mitigation Measure/Condition of Approval	Action Required	Timing	Monitoring Requirements	Responsible Agency	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
Air Quality							
AQ-1 Line-Haul Trucks Requirement							
The proposed project owner or operators shall require the use of line-haul trucks that meet standards for on-road trucks with model year 2014 or newer engines.	<p>Requirements: Line-haul trucks shall meet standards for on-road trucks with model year 2014 or newer engines.</p> <p>Documentation: Annual report documenting compliance shall be provided to the City.</p>	Throughout construction and operation.	The Applicant will ensure all personnel understand the measures that shall be adhered to throughout construction and operation.	City of Santa Maria Community Development			
Biological Resources							
BIO-1 Initial Ground Disturbance Avoidance During Winter and Preconstruction Survey for Winter Months							
Initial site disturbance and grading for construction shall be planned to occur outside the winter rain season in which CRLF move through upland habitats. Initial site grading shall occur between May 1st and October 31st to avoid impacts to frogs using upland habitat during the rainy season. In addition, Mitigation Measures BIO-2 through BIO-4 shall be implemented to avoid or minimize project impacts on other wildlife species in addition to CRLF. If any CRLF are found in the work area, the animal shall be allowed to leave the work area under its own volition. If the frog does not leave the work area, work shall be delayed or halted in that location plus a 50-foot buffer until the frog can be captured and relocated to suitable habitat away from project impacts pursuant to authorization required by the USFWS. A report describing the methods and results of the survey shall be prepared by the biologist and submitted to the City within two weeks of the start of ground disturbance.	<p>Requirements: Initial site disturbance and grading shall be planned to occur between May 1st and October 31st to avoid impacts to frogs using upland habitat during the rainy season. In addition, Mitigation Measures BIO-2 through BIO-4 shall be implemented to avoid or minimize project impacts on other wildlife species in addition to CRLF.</p> <p>If construction must occur during winter months (from November 1 through April 30), a qualified biologist shall survey all areas proposed for temporary and permanent disturbance within 48 hours prior to initial ground disturbance to ensure no CRLF are present.</p> <p>If any CRLF are found in the work area, the animal shall be allowed to leave the work area under its own volition. If the frog does not leave the work area, work shall be delayed or halted in that location plus a 50-foot buffer until the frog can be captured and relocated to suitable habitat away from project impacts pursuant to authorization required by the USFWS.</p> <p>A report describing the methods and results of the survey shall be prepared by the biologist and submitted to the City within two weeks of the start of ground disturbance.</p> <p>Documentation: A report describing the methods and results of the survey shall be prepared by the biologist and submitted to the City within two weeks of the start of ground disturbance.</p>	<p>Initial site grading shall occur between May 1st and October 31st.</p> <p>If construction must occur during winter months (from November 1 through April 30), a qualified biologist shall survey all areas proposed for temporary and permanent disturbance within 48 hours prior to initial ground disturbance.</p> <p>Within two weeks of the start of ground disturbance, a report describing the methods and results of the survey shall be prepared by the biologist and submitted to the City.</p>	The biologist shall conduct a preconstruction survey prior to construction activities occurring during winter months and submit it to the City within two weeks of the start of ground disturbance.	City of Santa Maria Community Development			
BIO-2 Prepare and Present a Worker Environmental Awareness Program							
Prior to initiation of construction activities (including staging and mobilization), a qualified biologist shall conduct a Worker's Environmental Awareness Program (WEAP) training for all construction personnel. The training shall aid workers in recognizing special-status species, native birds, protected trees, ESHA, or other biological resources that may occur in the construction area. The specifics of this program shall include identification and habitats of special-status species with potential to occur in the project site, description of the regulatory status and general ecological characteristics of sensitive resources, review of the limits of construction, and an explanation of measures required to protect biological resources, with a special focus on CRLF. A fact sheet conveying this information shall 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 crew foreman shall be responsible for ensuring crew members adhere to the guidelines and restrictions designed to avoid impacts to biological resources. If new construction	<p>Requirements: The Applicant shall coordinate a qualified biologist to conduct a WEAP training for all construction personnel prior to the initiation of construction activities. If new personnel are added to the Project, the crew foreman shall ensure the new personnel receive the training before starting work. In addition, the crew foreman shall ensure all receive the WEAP training before starting work.</p> <p>The training shall include the following components:</p> <ul style="list-style-type: none"> • Identification and habitats of special-status species with potential to occur within the study area • Description of the regulatory status and general ecological characteristics of sensitive resources • Review of the limits of construction, and an explanation of measures required to protect biological resources, with a special focus on CRLF. 	All construction personnel shall receive the WEAP training prior to the initiation of construction activities (including staging and mobilization).	The crew foreman shall ensure that all construction personnel and new personnel that may be added to the Project receive the WEAP training and understand the material presented in the training.	City of Santa Maria Community Development			

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<p>personnel are added to the project, the crew foreman shall ensure the new personnel receive the WEAP training before starting work.</p>	<p>Documentation: A fact sheet conveying the information components from the training shall 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.</p>						
BIO-3 High Visibility Construction Fencing							
<p>A high-visibility construction fence (i.e., orange protection fence) together with a silt fence, or an approved wildlife exclusion fence (i.e., ERTEC Triple-function E-fence), shall be erected along the southern, eastern, and western perimeter of the site. To prevent animals from getting under the fence, the bottom edge of the fence shall be trenched into the ground to a depth of at least six (6) inches, and the soil recompacted along either side. The fence shall remain in place throughout all construction and checked weekly by construction personnel for needed maintenance. The fence shall be inspected by construction personnel prior to the start of work each day in which at least one-quarter inch of precipitation has fallen within the prior 24 hours for CRLF that may have entered the work area or are disoriented on the outside of the fence. If any CRLF are found within the work area, the project biologist shall be contacted to inspect the site. If the animal(s) do not leave the site on their own volition, work shall be halted within 50 feet of the frog until the frog can be captured and relocated to suitable habitat away from project impacts pursuant to any authorization required by USFWS.</p>	<p>Requirements: A high-visibility construction fence (i.e., orange protection fence) together with a silt fence, or an approved wildlife exclusion fence (i.e., ERTEC Triple-function E-fence), shall be erected prior to the start of construction and shall remain in place throughout all construction.</p> <p>The fence shall be inspected by construction personnel weekly and prior to the start of work each day in which at least one-quarter inch of precipitation has fallen within the prior 24 hours.</p> <p>If any CRLF are found within the work area, the project biologist shall be contacted to inspect the site. If any CRLF remain onsite, work shall be halted within 50 feet of the frog until the frog can be captured and relocated to suitable habitat away from project impacts pursuant to any authorization required by USFWS.</p> <p>Documentation: Weekly report documenting compliance shall be provided to the City by construction personnel during construction.</p>	<p>A high-visibility construction fence (i.e., orange protection fence) together with a silt fence, or an approved wildlife exclusion fence (i.e., ERTEC Triple-function E-fence), shall be erected prior to the start of construction and shall remain in place throughout all construction.</p>	<p>The Applicant shall ensure all construction personnel understand the measures that shall be adhered to throughout construction.</p>	<p>City of Santa Maria Community Development</p>			
BIO-4 Prevent Entrapment of CRLF in Open Excavations and Trenches							
<p>During the period in which there are open trenches or excavations more than six (6) inches deep, such as during the excavation for building foundations or utility lines, escape ramps shall be installed so that CRLF and other wildlife that may have become entrapped have the ability to escape. Escape ramps shall consist of a 2:1 sloped soil area leading from the bottom to ground level. Alternatively, as a second option, a qualified biologist shall inspect open trenches each day prior to the start of work for entrapped animals. Alternatively, as a third option, all trenches/excavations can be completely covered with plywood, steel plates or similar material during overnight periods. If a CRLF individual is located in a trench by construction personnel, the qualified biologist shall be contacted immediately to assist with relocation upon authorization from USFWS. For common wildlife, the biologist shall capture and relocate the individual out of harm's way. Work shall be halted until the entrapped animal has been relocated.</p>	<p>Requirements: Escape ramps shall be installed during the period in which there are open trenches or excavations more than six (6) inches deep. Escape ramps shall consist of a 2:1 sloped soil area leading from the bottom to ground level.</p> <p>Alternatively, as a second option, a qualified biologist shall inspect open trenches each day prior to the start of work for entrapped animals.</p> <p>Alternatively, as a third option, all trenches/excavations can be completely covered with plywood, steel plates or similar material during overnight periods.</p> <p>If a CRLF individual is located in a trench by construction personnel, the qualified biologist shall be contacted immediately to assist with relocation upon authorization from USFWS. For common wildlife, the biologist shall capture and relocate the individual out of harm's way. Work shall be halted until the entrapped animal has been relocated.</p> <p>Documentation: Daily logs documenting the inspection or a report documenting the installation of ramps or covers used during overnight periods.</p>	<p>During the period in which there are open trenches or excavations more than six (6) inches deep, such as during the excavation for building foundations or utility lines, escape ramps shall be installed so that CRLF and other wildlife that may have become entrapped have the ability to escape.</p>	<p>The Applicant shall ensure all construction personnel understand the measures that shall be adhered to throughout construction.</p>	<p>City of Santa Maria Community Development</p>			

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BIO-5 Vegetation Removal and Grading Avoidance During Nesting Season							
All initial site disturbance shall be limited to the time period between September 1 to October 31, if feasible, to avoid construction during the nesting season (February 1 to August 31) and to avoid the seasonal work restriction associated with the CRLF (November 1 to April 30, see Mitigation Measure BIO-1). Tree removal shall occur between September 1 and January 31 to avoid the nesting period. If vegetation removal and grading cannot feasibly be conducted during this time period, then Mitigation Measure BIO-6 shall be followed.	<p>Requirements: All initial site disturbance shall be limited to the time period between September 1 to October 31, if feasible.</p> <p>Tree removal shall occur between September 1 and January 31 to avoid the nesting period.</p> <p>If vegetation removal and grading cannot feasibly be conducted during this time period, then Mitigation Measure BIO-6 shall be followed.</p> <p>Documentation: Report documenting compliance shall be provided to the City during construction.</p>	All initial site disturbance shall be limited to the time period between September 1 to October 31, if feasible. Tree removal shall occur between September 1 and January 31 to avoid the nesting period.	The Applicant shall ensure all construction personnel understand the measures that shall be adhered to throughout construction.	City of Santa Maria Community Development			
BIO-6 Nesting Bird Preconstruction Survey							
For any initial construction (vegetation removal and grading) scheduled to start between February 1 and August 31, a qualified biologist shall conduct a preconstruction survey for nesting birds within a 250-foot buffer of project impact areas. The survey shall be conducted within seven days before the initiation of construction activities occurring during this time period. During this survey, the qualified biologist shall search for birds exhibiting nesting behavior and inspect all potential nest substrates in the impact and buffer areas. Any nests identified shall be monitored to determine if they are active. If no active nests are found, construction may proceed. If an active nest is found within 50 feet of the construction area, the biologist, in consultation with the City and CDFW as appropriate, shall determine the extent of a buffer to be established around the nest. The buffer shall be delineated with flagging, and no work shall take place within the buffer area until the young have left the nest, as determined by the qualified biologist. The applicant shall submit to the City a report from the qualified biologist documenting the methods and results of the survey.	<p>Requirements: The nesting bird survey shall be conducted on foot within the Project boundary, including a 250-foot buffer of project impact areas. The survey shall be conducted within seven days before the initiation of construction activities occurring during this time period.</p> <p>During this survey, the qualified biologist shall search for birds exhibiting nesting behavior and inspect all potential nest substrates in the impact and buffer areas. Any nests identified shall be monitored to determine if they are active. If no active nests are found, construction may proceed. If an active nest is found within 50 feet of the construction area, the biologist, in consultation with the City and CDFW as appropriate, shall determine the extent of a buffer to be established around the nest.</p> <p>Documentation: The qualified biologist will document survey findings, as required above, documenting the methods and results of the survey.</p>	If construction activities occur during the bird breeding season (February 1 to August 31), the Applicant shall retain a qualified biologist to conduct a preconstruction survey for nesting birds no more than 7 days prior to initiation of ground disturbance and/or vegetation removal activities.	The qualified biologist shall conduct nesting bird surveys prior to construction activities occurring during bird breeding season. In addition, any nets found during the survey shall be monitored to determine if they are active. In addition, the qualified biologist shall conduct applicable monitoring and reporting as required based on the results of the bird nesting surveys.	City of Santa Maria Community Development			
BIO-7 Burrowing Owl Avoidance							
<p>The following measures shall be implemented in order to avoid and minimize impacts to burrowing owl.</p> <ol style="list-style-type: none"> Ground-disturbance activities associated with construction of the project shall begin outside of the burrowing owl nesting season (nesting season is typically February 1 through September 15) to the extent feasible. If construction is to occur during this time, take avoidance surveys shall occur as described under Section 2. below. Not more than 30 days prior to initiation of ground-disturbing activities, and again within 24-hours of the initiation of ground-disturbing activities associated with construction during nesting season, a County-approved biologist shall conduct a take avoidance survey of the project site and surrounding areas to a distance of 150 meters, in accordance with the methods outlined in the Mitigation Methods –Pre-construction and Appendix D Surveys for Take Avoidance of the CDFG Staff Report on Burrowing Owl Mitigation (CDFG 2012). The pre-construction survey will cover all areas within 150 meters of the portion of the site where construction is scheduled to start. Areas within 150 meters that are not accessible due to property access restrictions shall be surveyed using binoculars. Surveys will be phased, based on the grading and construction schedule, such that they are conducted not more than 30 days before the start of ground disturbing activities in new areas. 	<p>Requirements: Ground-disturbing activities shall occur outside of the burrowing owl nesting season (typically February 1 through September 15). If construction is to occur during this time, take avoidance surveys shall occur as described under Section 2.</p> <p>Not more than 30 days prior to the start of ground-disturbing activities, and again within 24 hours of the initiation of ground-disturbing activities, a County-approved biologist shall conduct a take avoidance survey of the project site and surrounding areas to a distance of 150 meters. Areas within 150 meters that are not accessible due to property access restrictions shall be surveyed using binoculars.</p> <p>If grading and/or construction activities in portions of the site cease for a period of 14 days, those portions of the site will be resurveyed for burrowing owls prior to the resumption of grading and/or construction activities.</p> <p>If occupied burrows are identified on the site or within 150 meters of the Project disturbance area, one of the following actions shall be taken: 1) permanent avoidance of the burrow or 2) establishment of a temporary avoidance buffer</p>	30-days prior to the start of ground-disturbing activities and again within 24 hours of the initiation of ground-disturbing activities	The Applicant shall ensure all construction personnel understand the measures that shall be adhered to throughout construction.	City of Santa Maria Community Development			

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<p>If grading and/or construction activities in portions of the site cease for a period of 14 days, those portions of the site will be resurveyed for burrowing owls prior to the resumption of grading and/or construction activities. If no occupied (breeding or wintering) burrowing owl burrows are identified, no further mitigation would be required. If occupied burrows are identified on the site or within 150 meters of the Project disturbance area, one of the following actions shall be taken: 1) permanent avoidance of the burrow or 2) establishment of a temporary avoidance buffer followed by passive relocation and compensatory mitigation for loss of habitat in conjunction with the measures below:</p> <ol style="list-style-type: none"> 3. Site-specific, no-disturbance buffer zones shall be established and maintained between Project activities and occupied burrows, using the distances recommended in the CDFW guidelines (CDFG 2012) or as otherwise determined appropriate by the County-approved biologist in consultation with CDFW. 4. During the non-breeding season, if an occupied burrow cannot be avoided, and the burrow is not actively in use as a nest, the burrowing owls can be excluded from burrows in accordance with an approved Burrowing Owl Exclusion Plan, which shall be prepared and submitted for approval by CDFW prior to passive relocation of any burrowing owls. The Burrowing Owl Exclusion Plan shall be based on the recommendations made in the CDFG Staff Report on Burrowing Owl Mitigation (CDFG 2012) and shall include the following information for each proposed passive relocation: 5. Confirmation by site surveillance that the burrow(s) is empty of burrowing owls and other species; 6. Identification of type of scope to be used and appropriate timing of scoping; 7. Occupancy factors to look for and what shall guide determination of vacancy and excavation timing; 8. Methods for burrow excavation; 9. Removal of other potential owl burrow surrogates or refugia on site; 10. Methods for photographic documentation of the excavation and closure of the burrow; 11. Monitoring of the site to evaluate success and, if needed, to implement remedial measures to prevent subsequent owl use to avoid take; 12. Methods for assuring the impacted site shall continually be made inhospitable to burrowing owls and fossorial mammals; and 13. Method(s) for compensatory mitigation for burrow loss. 	<p>followed by passive relocation and compensatory mitigation for loss of habitat, in conjunction with the following measures:</p> <ul style="list-style-type: none"> • Establishing and maintaining site-specific, no-disturbance buffer zones • During the non-breeding season, if an occupied burrow cannot be avoided, and the burrow is not actively in use as a nest, the burrowing owls can be excluded from burrows in accordance with an Burrowing Owl Exclusion Plan, which shall be prepared and submitted for approval by CDFW prior to passive relocation of burrowing owls • Confirmation by site surveillance that the burrow(s) is empty of burrowing owls and other species; • Identification of type of scope to be used and appropriate timing of scoping; • Occupancy factors to look for and what shall guide determination of vacancy and excavation timing; • Methods for burrow excavation; • Removal of other potential owl burrow surrogates or refugia on site; • Methods for photographic documentation of the excavation and closure of the burrow; • Monitoring of the site to evaluate success and, if needed, to implement remedial measures to prevent subsequent owl use to avoid take; • Methods for assuring the impacted site shall continually be made inhospitable to burrowing owls and fossorial mammals; and • Method(s) for compensatory mitigation for burrow loss. <p>Documentation: A County-approved biologist shall prepare an approved Burrowing Owl Exclusion Plan, if applicable.</p>						
Cultural Resources							
CR-1 Extended Phase I Assessment							
<p>Prior to issuance of a grading permit and/or excavation activities an Extended Phase I (XPI) archaeological testing program shall be performed to determine the presence or absence of archaeological deposits at the project site. The XPI may include mechanical backhoe trenching; use of a backhoe will allow for an efficient examination of the soil profile and an assessment of the potential for buried archaeological deposits to be present. This study shall be conducted under the direction of a qualified archaeologist. XPI testing shall be observed by a Native American monitor. An XPI conducted prior to project construction could reduce potential delays caused by unanticipated finds during construction by informing the applicant of the types of resources that may exist on the property. Should a subsurface archaeological resource be found during the XPI, impacts to the resource shall be avoided and</p>	<p>Requirements: An Extended Phase I (XPI) archaeological testing program shall be performed under the direction of a qualified archaeologist and observed by a Native American monitor. Should a subsurface archaeological resource be found during the XPI, impacts to the resource shall be avoided and preserved in place through project redesign.</p> <p>If project redesign is not feasible and impacts to the resource cannot be avoided, a Phase II significance evaluation shall be performed to determine if the resource is eligible for the CRHR and/or the NRHP. A qualified archaeologist shall prepare a Phase II work plan for review and approval.</p>	<p>Prior to issuance of a grading permit and/or excavation activities an Extended Phase I (XPI) archaeological testing program shall be performed to determine the presence or absence of archaeological deposits at the project site.</p>	<p>Completion of this mitigation measure shall be monitored and enforced by the City of Santa Maria in consultation with the Native American monitor.</p>	<p>City of Santa Maria Community Development</p>			

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<p>preserved in place through project redesign. Avoidance and preservation in place may include capping the resources with fill soil. If project redesign is not feasible and impacts to the resource cannot be avoided, a Phase II significance evaluation shall be performed to determine if the resource is eligible for the CRHR and/or the NRHP. A qualified archaeologist shall prepare a Phase II work plan for review and approval. The Phase II work plan shall address the archaeological excavation, analysis of recovered materials, and report preparation necessary to evaluate the significance of the resource. If the Phase II significance evaluation determines the resource is eligible for the CRHR and/or the NRHP and is considered a significant resource, and impacts to the resource cannot be avoided, then a Phase III data recovery excavation shall be conducted to mitigate impacts to the resource. A qualified archaeologist shall prepare a Phase III work plan/research design for review and approval. The Phase III work plan/research design shall address the archaeological excavation, analysis of recovered materials to answer specific research questions, and technical report preparation necessary to recover, analyze, and interpret the archaeological data associated with the portion(s) of the resources impacted by the project.</p>	<p>If the Phase II significance evaluation determines the resource is eligible for the CRHR and/or the NRHP and is considered a significant resource, and impacts to the resource cannot be avoided, then a Phase III data recovery excavation shall be conducted to mitigate impacts to the resource. A qualified archaeologist shall prepare a Phase III work plan/research design for review and approval.</p> <p>Documentation: An XPI testing program work plan that will be implemented by a qualified archaeologist. A Phase II or III work plan may be required.</p>						
Geology and Soils							
GEO-1 Unanticipated Discovery of Paleontological Resources							
<p>Paleontological Worker Environmental Awareness Program. Prior to the start of construction, a Qualified Professional Paleontologist, as defined by the Society of Vertebrate Paleontology (SVP; 2010), or their designee shall conduct a paleontological WEAP training for construction personnel regarding the appearance of fossils and the procedures for notifying paleontological staff should fossils be discovered by construction personnel. The WEAP shall discuss the potential to discover paleontological resources in the project site, legal obligations to protect paleontological resources, examples of paleontological resources that may be found in the project site, procedures in case a paleontological resource is discovered, and contact information for the Qualified Professional Paleontologist.</p> <p>Unanticipated Discovery of Paleontological Resources. If a potential fossil is discovered during project construction, construction activity within 50 feet of the find shall cease until the discovery is examined by a Qualified Professional Paleontologist. If the find is determined to be significant, the Qualified Professional Paleontologist shall direct all mitigation measures related to paleontological resources consistent with the SVP (2010) standards, which may include, but would not be limited to: paleontological monitoring; fossil salvage, preparation, and curation; and reporting to summarize the paleontological mitigation efforts.</p>	<p>Requirements: The Applicant shall coordinate a Qualified Professional Paleontologist to conduct a paleontological WEAP training for construction personnel regarding the appearance of fossils and the procedures for notifying paleontological staff should fossils be discovered by construction personnel. If new personnel are added to the Project, the crew foreman shall ensure the new personnel receive the training before starting work. In addition, the crew foreman shall ensure all receive the WEAP training before starting work</p> <p>If a potential fossil is discovered during project construction, construction activity within 50 feet of the find shall cease until the discovery is examined by a Qualified Professional Paleontologist. If the find is determined to be significant, the Qualified Professional Paleontologist shall direct all mitigation measures related to paleontological resources consistent with the SVP (2010) standards.</p> <p>Documentation: All employees shall sign a form provided by the trainer indicating they have attended the WEAP training and understand the information presented to them.</p>	<p>Prior to the start of construction, a Qualified Professional Paleontologist, as defined by the Society of Vertebrate Paleontology (SVP; 2010), or their designee shall conduct a paleontological WEAP training for construction personnel regarding the appearance of fossils and the procedures for notifying paleontological staff should fossils be discovered by construction personnel.</p> <p>If a potential fossil is discovered during project construction, construction activity within 50 feet of the find shall cease until the discovery is examined by a Qualified Professional Paleontologist.</p>	<p>The crew foreman shall ensure that all construction personnel and new personnel that may be added to the Project receive the WEAP training and understand the material presented in the training.</p>	<p>City of Santa Maria Community Development</p>			
Hazards and Hazardous Materials							
HAZ-1 Soil Management Plan							
<p>Prior to commencement of construction and grading activities at the project site, the project applicant shall retain a qualified environmental consultant (Professional Geologist or Professional Engineer) to prepare a Soil Management Plan (SMP) for the project site. The SMP shall address:</p> <ol style="list-style-type: none"> 1. On-site handling and management of impacted soils or other impacted wastes (e.g., stained soil, and soil with solvent or chemical odors) if such soils or impacted wastes are encountered, and 2. Specific actions to reduce hazards to construction workers and off-site receptors during the construction 	<p>Requirements: The Applicant shall retain a qualified environmental consultant (i.e., Professional Geologist or Professional Engineer) to prepare a SMP for the project. The SMP shall address:</p> <ol style="list-style-type: none"> 1. On-site handling and management of impacted soils or other impacted wastes (e.g., stained soil, and soil with solvent or chemical odors) if such soils or impacted wastes are encountered, and 2. Specific actions to reduce hazards to construction workers and off-site receptors during the construction 	<p>Prior to the commencement of construction and grading activities at the project site, and prior to the issuance of grading permits, the Applicant shall obtain the SMP prepared by the qualified environmental consultant (i.e., Professional Geologist or Professional Engineer), and reviewed by the City.</p>	<p>The Applicant or their designee shall implement the SMP during demolition, grading, and construction at the Project.</p>	<p>City of Santa Maria Community Development</p>			

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<p>The plan must establish engineering controls and soil management practices to protect construction worker safety, protect the health of future workers and visitors, and prevent the off-site migration of contaminants from the project. These measures and practices shall include, but are not limited to:</p> <ul style="list-style-type: none"> • Stockpile management, including stormwater pollution prevention and the installation of best management practices. • Proper disposal procedures of contaminated materials. • Investigation procedures for encountering known and unexpected odorous or visually stained soils, other indications of hydrocarbon piping or equipment, and/or debris during ground-disturbing activities. • Monitoring and reporting. • An environmental health and safety plan for contractors working at the project site that addresses the safety and health hazards of each phase of site construction activities with the requirements and procedures for employee protection. • An environmental health and safety plan for contractors working at the project site that addresses the safety and health hazards of each phase of site construction activities with the requirements and procedures for employee protection. <p>The City shall review the SMP and have the authority to propose and include modifications prior to finalization of the SMP. The City shall review the final SMP prior to issuance of grading permits. The project applicant shall implement the SMP during demolition, grading, and construction at the project site.</p>	<p>The SMP must establish engineering controls and soil management practices to ensure construction worker safety, ensure the health of future workers and visitors, and prevent the off-site migration of contaminants from the project. These measures and practices shall include, but are not limited to:</p> <ul style="list-style-type: none"> • Stockpile management, including stormwater pollution prevention and the installation of best management practices. • Proper disposal procedures of contaminated materials. • Investigation procedures for encountering known and unexpected odorous or visually stained soils, other indications of hydrocarbon piping or equipment, and/or debris during ground-disturbing activities. • Monitoring and reporting. • An environmental health and safety plan for contractors working at the project site that addresses the safety and health hazards of each phase of site construction activities with the requirements and procedures for employee protection. • An environmental health and safety plan for contractors working at the project site that addresses the safety and health hazards of each phase of site construction activities with the requirements and procedures for employee protection. <p>Documentation: The qualified environmental consultant (i.e., Professional Geologist or Professional Engineer) will prepare a SMP for review by the City prior to commencement of construction and grading activities at the project site and prior to issuing grading permits. The project applicant shall implement the SMP during demolition, grading, and construction at the project site.</p>						
Transportation							
TR-1 Travel Demand Management							
<p>The project applicant shall implement at least one of the measures described below:</p> <ul style="list-style-type: none"> • Voluntary Employer Commute Program: The project applicant shall encourage alternative modes of transportation through a program that may include elements such as: a carpool or vanpool program, subsidized or discounted transit passes, bike amenities, commute trip-reduction marketing, and preferential parking permit program. • Employer Carpool Program: The project applicant shall encourage carpooling by providing ride matching assistance to employees, providing priority parking for carshare vehicles, and providing incentives for carpooling. <p>The applicant shall provide to the City documentation that at least one of the above measures is implemented within 1 year of certificate of occupancy. Documentation shall be provided annually.</p>	<p>Requirements: The project applicant shall implement at least one of the following measures:</p> <ul style="list-style-type: none"> • Voluntary Employer Commute Program • Employer Carpool Program <p>Documentation: Annual report documenting compliance shall be provided to the City within 1 year of certificate of occupancy and shall be provided annually thereafter.</p>	<p>Within 1 year of certificate of occupancy and annually thereafter</p>	<p>Completion of this mitigation measure shall be monitored and enforced by the City of Santa Maria.</p>	<p>City of Santa Maria Community Development</p>			

Mitigation Measure/Condition of Approval	Action Required	Timing	Monitoring Requirements	Responsible Agency	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
TR-2 Project-Level Transportation Demand Management (TDM) Strategies							
<ul style="list-style-type: none"> • Carpool/Vanpool Incentives: Provide priority parking, subsidies, or guaranteed ride home programs. • Transit Subsidies: Offer free or discounted transit passes to employees. • Pedestrian Infrastructure: Complete sidewalk gap on Stowell Road to the east of the site or contribute to fair share cost for construction at appropriate time. • Bike Infrastructure: Install secure bike parking, showers, and lockers to encourage cycling. • Flexible Work Hours: Reduce peak-hour congestion and VMT by staggering shifts. • On-Site Amenities: Cafeterias, childcare, and banking reduce off-site trips. • Ride-Sharing Programs: Partner with services like Uber/Lyft for shared rides. • Telematics and Routing Optimization: Use software to reduce delivery trip lengths and improve efficiency. <p>The applicant shall provide to the City documentation that at least four of the above measures are implemented within 1 year of certificate of occupancy. Documentation shall be provided annually.</p>	<p>Requirements: The project applicant shall implement at least four of the following measures:</p> <ul style="list-style-type: none"> • Carpool/Vanpool Incentives • Transit Subsidies • Pedestrian Infrastructure • Bike Infrastructure • Flexible Work Hours • On-Site Amenities • Ride-Sharing Programs • Telematics and Routing Optimization <p>Documentation: Annual report documenting compliance shall be provided to the City within 1 year of certificate of occupancy and shall be provided annually thereafter.</p>	Within 1 year of certificate of occupancy and annually thereafter	Completion of this mitigation measure shall be monitored and enforced by the City of Santa Maria.	City of Santa Maria Community Development			
TR-3 Fleet and Operational Measures							
<ul style="list-style-type: none"> • Zero-Emission Delivery Vehicles: Transition to electric or hydrogen-powered trucks. • Idle Reduction Policies: Enforce limits on truck idling. • Off-Peak Delivery Scheduling: Reduce congestion and trip times. • Local Sourcing and Distribution Hubs: Minimize long-haul trips by decentralizing distribution. <p>The applicant shall provide to the City documentation that at least one of the above measures is implemented within 1 year of certificate of occupancy. Documentation shall be provided annually.</p>	<p>Requirements: The project applicant shall implement at least four of the following measures:</p> <ul style="list-style-type: none"> • Zero-Emission Delivery Vehicles • Idle Reduction Policies • Off-Peak Delivery Scheduling • Local Sourcing and Distribution Hubs <p>Documentation: Annual report documenting compliance shall be provided to the City within 1 year of certificate of occupancy and shall be provided annually thereafter.</p>	Within 1 year of certificate of occupancy and annually thereafter	Completion of this mitigation measure shall be monitored and enforced by the City of Santa Maria.	City of Santa Maria Community Development			

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