



**CITY OF SANTA MARIA
MITIGATION MONITORING PROGRAM**

PROJECT NAME: Santa Maria Cemetery General Plan Amendment, Rezone, and Planned Development Permit

APPROVAL DATE: July 19, 2023 FILE NUMBERS: GPZ2021-0003 & PD2022-0014

Initial Study/Mitigated Negative Declaration for Santa Maria Cemetery Expansion (SCH# **2023040484**)

The following environmental mitigation measures were incorporated into the Conditions of Approval for this project in order to mitigate identified environmental impacts. A completed and signed checklist for each mitigation measure indicates that this mitigation measure has been complied with and implemented, and fulfills the City's monitoring requirements with respect to Assembly Bill 3180 (Public Resources Code Section 21081.6).

Mitigation Measure/ Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
AIR QUALITY							
<p>AQ-1(a) Dust Control Measures</p> <p>During construction, the applicant shall implement all of the applicable measures from the following list as standard dust control measures to avoid impacts associated with fugitive dust emissions:</p> <ul style="list-style-type: none"> a. Use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site and from exceeding the APCD's limit of 20% opacity for greater than 3 minutes in any 60-minute period. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption. b. Minimize amount of disturbed area and reduce on site vehicle speeds to 15 mph or less. c. If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin. d. Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads. e. After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur. f. Schedule clearing, grading, earthmoving, and excavation activities during periods of low wind 	All requirements shall be shown on grading and building plans.	<p>Prior to issuance of grading permits.</p> <p>Condition shall be adhered to throughout all grading and construction periods.</p>	Once a month during construction period or as determined by Community Development Department.	City of Santa Maria Community Development Department			

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<p>speed to the extent feasible. During periods of high winds (>25 mph) clearing, grading, earthmoving, and excavation operations shall be minimized to prevent fugitive dust created by onsite operations from becoming a nuisance or hazard.</p> <p>g. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to land use clearance for map recordation and land use clearance for finish grading of the structure.</p>							
<p>AQ-1(b) Equipment Emissions Control Measures During project grading and construction, the applicant shall adhere to the following measures to reduce NO_x and PM_{2.5} emissions from construction equipment:</p> <p>a. All portable diesel-powered construction equipment shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.</p> <p>b. Fleet owners of mobile construction equipment are subject to the CARB Regulation for In-use Off-road Diesel Vehicles (Title 13 California Code of Regulations, Chapter 9, § 2449), the purpose of which is to reduce diesel PM and criteria pollutant emissions from in-use (existing) off-road diesel-fueled vehicles. For more information, please refer to the CARB website at www.arb.ca.gov/msprog/ordiesel/ordiesel.htm.</p> <p>c. All commercial diesel vehicles are subject to Title 13, § 2485 of the California Code of Regulations, limiting engine idling time. Idling of heavy-duty diesel construction equipment and trucks during loading and unloading shall be</p>	All requirements shall be shown on grading and building plans.	Measures shall be adhered to throughout grading, hauling, and construction activities.	Once a month during construction period or as determined by Community Development Department.	City of Santa Maria Community Development Department			

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<p>limited to five minutes; electric auxiliary power units should be used whenever possible.</p> <p>d. Diesel construction equipment meeting the CARB Tier 3 or higher emission standards for off-road heavy-duty diesel engines shall be used to the maximum extent feasible.</p> <p>e. Diesel powered equipment should be replaced by electric equipment whenever feasible.</p> <p>f. If feasible, diesel construction equipment shall be equipped with selective catalytic reduction systems, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California.</p> <p>g. Catalytic converters shall be installed on gasoline-powered equipment, if feasible.</p> <p>h. All construction equipment shall be maintained in tune per the manufacturer's specifications.</p> <p>i. The engine size of construction equipment shall be the minimum practical size.</p> <p>j. The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.</p>							
<p>AQ-1(c) Fugitive Dust Control The project applicant shall comply with SBCAPCD's Rule 345: Control of Fugitive Dust from Construction and Demolition Activities including all applicable standards and measures therein.</p>	All requirements shall be shown on grading and building plans.	Measures shall be adhered to during all construction activities	Once a month during construction or as determined by Community Development Department.	City of Santa Maria Community Development Department			

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<p>AQ-1(d) Diesel-fired Engine Permits</p> <p>All portable diesel-fired construction engines rated at 50 brake horsepower (bhp) or greater must have either statewide Portable Equipment Registration Program (PERP) certificates or SBCAPCD permits prior to grading/building permit issuance. Construction engines with PERP certificates are exempt from SBCAPCD permit, provided they will be onsite for less than 12 months.</p>	All requirements shall be shown on grading and building plans.	Prior to issuance of any grading/building permits.	Once.	City of Santa Maria Community Development Department			
<p>AQ-1(e) Permit to Operate</p> <p>If contaminated soils are found at the project site, SBCAPCD must be contacted to determine if ATC and/or Permit to Operate permits shall be required. (SBCAPCD permits are required for all soil vapor extraction activities. SBCAPCD permits are also required for the excavation, or "dig-and-haul," of more than 1,000 cubic yards of contaminated soils.)</p>	Obtain ATC and/or Permit to Operate permits.	Upon discovery of contaminated soils at the project site.	Once	City of Santa Maria Community Development Department			
<p>AQ-1(f) Equipment Idling Requirements</p> <p>At all times, idling of heavy-duty diesel trucks should be minimized; auxiliary power units should be used whenever possible. State law requires that:</p> <p>Drivers of diesel-fueled commercial vehicles shall not idle the vehicle's primary diesel engine for greater than five minutes at any location.</p> <p>Drivers of diesel-fueled commercial vehicles shall not idle a diesel-fueled auxiliary power system (APS) for more than five minutes to power a heater, air conditioner, or any ancillary equipment on the vehicle. Trucks with 2007 or newer model year engines must meet additional requirements (verified clean APS label required). See www.arb.ca.gov/noidle for more information.</p>	All requirements shall be shown on grading and building plans.	Measures shall be adhered to during all construction and demolition activities.	Once a month during construction period or as determined by Community Development Department.	City of Santa Maria Community Development Department			

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<p>AQ-1(g) Asphalt Paving Requirements Asphalt paving activities shall comply with APCD Rule 329, Cutback and Emulsified Asphalt Paving Materials.</p>	All requirements shall be shown on grading and building plans.	Measures shall be adhered to during all construction and demolition activities.	Once a month during construction period or as determined by Community Development Department.	City of Santa Maria Community Development Department			
CULTURAL RESOURCES							
<p>CR-1 Inadvertent Discovery of Archaeological Resources. In the event that any cultural resource is encountered during subsurface earthwork activities associated with development of the project site, all construction activities within a 100-foot radius of the find shall cease and the City shall be notified immediately. Work shall not continue until a qualified archaeologist, in conjunction with locally affiliated Native American representative(s) as necessary, determines whether the uncovered resource requires further study. Any previously unidentified resources found during construction shall be recorded on appropriate California Department of Parks and Recreation (DPR) 523 Series forms and evaluated for significance in terms of CEQA criteria by a qualified archaeologist. Potentially significant cultural resources consist of, but are not limited to, stone, bone, glass, ceramic, wood, or shell artifacts; fossils; or features including hearths, structural remains, or historic dumpsites.</p> <p>If the resource is determined significant under CEQA, the qualified archaeologist shall prepare and implement a research design and archaeological data recovery plan, in conjunction with locally affiliated Native American representative(s) as necessary that will capture those categories of data for which the site is significant. The archaeologist shall also perform appropriate technical analysis, prepare a comprehensive report, and file it with the Central Coast Information Center, located at the University of California, Santa Barbara, and provide for</p>	This condition shall be in effect throughout initial site disturbance activities on the project site and shall be printed on all grading and construction plans.	Prior to initiation of site disturbance activities, and throughout grading activities.	Once a month during construction period or as determined by Community Development Department.	City of Santa Maria Community Development Department			

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the permanent curation of the recovered materials. These actions would reduce impacts to a less than significant level.							
CR-2 Inadvertent Discovery of Human Remains. In the event that human remains are exposed during subsurface earthwork activities associated with development of the project, an immediate halt work order shall be issued, and the City Community Development Department shall be notified. State Health and Safety Code Section 7050.5 requires that no further disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98. If the remains are determined to be of Native American descent, the coroner shall notify the Native American Heritage Commission (NAHC) within 24 hours. These protocols shall be detailed on project grading and construction plans for all development on-site. These actions would reduce impacts to a less than significant level.	This condition shall be in effect throughout initial site disturbance activities on the project site and shall be printed on all grading and construction plans.	Prior to initiation of site disturbance activities, and throughout grading activities.	Once a month during construction period or as determined by Community Development Department.	City of Santa Maria Community Development Department			
GEOLOGY/ SOILS							
GEO-1 Inadvertent Discovery of Paleontological Resources. Should any vertebrate fossils or potentially significant finds (e.g., numerous well-preserved invertebrate or plant fossils) be encountered during work on-site, all activities in the immediate vicinity of the find shall cease until a qualified paleontologist evaluates the find for its scientific value. If deemed significant, the paleontological resource(s) shall be salvaged and deposited in an accredited and permanent scientific institution where they will be properly curated and preserved. These actions would reduce impacts to a less than significant level.	This condition shall be in effect throughout initial site disturbance activities on the project site and shall be printed on all grading and construction plans.	Prior to initiation of site disturbance activities, and throughout grading activities.	Once a month during construction period or as determined by Community Development Department.	City of Santa Maria Community Development Department			

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HAZARDS AND HAZARDOUS MATERIALS							
<p>HAZ-1 Site Remediation. The applicant shall implement the following measures prior to construction of the project:</p> <ul style="list-style-type: none"> Under the direction of a Professional Civil Engineer in Responsible Charge, the project applicant shall monitor the site conditions, notify the Santa Barbara County Environmental Health Services Division (EHS) of any future contamination findings, and complete any clean-up work under the direction of EHS. <p>The project applicant shall obtain all permits and appropriate clearances from applicable agencies prior to initiating fieldwork.</p>	This condition shall be in effect throughout initial site disturbance activities on the project site and shall be printed on all grading and construction plans.	Prior to initiation of site disturbance activities, and throughout grading activities.	Once a month during construction period or as determined by Community Development Department.	City of Santa Maria Community Development Department			
NOISE							
<p>NOI-1 During construction of any future development within the project parcel, construction activity shall be limited to the hours between 7:00 a.m. and 6:00 p.m. on weekdays, and between 8:00 a.m. and 5:00 p.m. on Saturdays in accordance with the General Plan Noise Element. No construction shall occur on Sundays or federal or state holidays. Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities without mechanical equipment are not subject to these restrictions.</p>	This condition shall be in effect throughout initial site disturbance activities on the project site and shall be printed on all grading and construction plans.	Prior to initiation of site disturbance activities, and throughout grading and construction activities.	Once a month during construction period or as determined by Community Development Department.	City of Santa Maria Community Development Department			

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NOI-2 During construction of any future development within the project parcel, all equipment shall be properly maintained to ensure that no additional noise, due to worn or improperly maintained parts, is generated. Stockpiling and vehicle staging areas shall be located as far as practical from sensitive noise receptors. Every effort shall be made to create the greatest distance between noise sources and sensitive receptors during construction activities.	This condition shall be in effect throughout initial site disturbance activities on the project site and shall be printed on all grading and construction plans.	Prior to initiation of site disturbance activities, and throughout grading and construction activities.	Once a month during construction period or as determined by Community Development Department.	City of Santa Maria Community Development Department			