



**CITY OF SANTA MARIA
MITIGATION MONITORING PROGRAM**

PROJECT NAME: A Street and Fairway Drive

APPROVAL DATE: _____ FILE NUMBERS: GPZ2023-0001

Mitigated Negative Declaration for the A Street and Fairway Project (SCH# 2024070374)

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).

ADMINISTRATION

The City of Santa Maria (City) is the Lead Agency responsible for the adoption of the Mitigation Monitoring Program (MMP). The applicant, RRM on behalf of the Santa Maria Public Airport District, is responsible for implementation of the MMP, in coordination with the City and other identified entities. 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 MMP to RRM on behalf of the Santa Maria Public Airport District as coordinator of the project and its construction, and RRM will be responsible for compliance. However, until mitigation measures have been completed, the Lead Agency remains responsible for ensuring that the implementation of the measures occurs in accordance with the program.

MITIGATION MEASURES

The following table 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 Initial Study/Mitigated Negative Declaration.

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 Construction Emissions Control Measures. The project applicant shall install the following air pollutant emissions control measures throughout the construction period:</p> <p><i>Dust Control Measures</i> 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> <ol 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. 	Implement and show dust control measures on plans	During demolition, ground disturbance, and construction activities	Regular (bi-weekly) spot checks, or as determined necessary by City	City of Santa Maria, Construction Contractor			

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<p>d. Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads.</p> <p>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.</p> <p>f. Schedule clearing, grading, earthmoving, and excavation activities during periods of low wind 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><i>Equipment Emissions Control Measures</i> 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</p>							

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<p>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 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>							

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<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><i>Fugitive Dust Control</i> 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> <p><i>Diesel-fired Engine Permits</i> 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> <p><i>Permit to Operate</i> 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>							

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<p><i>Equipment Idling Requirements</i> 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> <ul style="list-style-type: none"> • Drivers of diesel-fueled commercial vehicles shall not idle the vehicle's primary diesel engine for greater than five minutes at any location. • 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><i>Asphalt Paving Requirements</i> Asphalt paving activities shall comply with APCD Rule 329, Cutback and Emulsified Asphalt Paving Materials.</p>							
BIOLOGICAL RESOURCES							
<p>BIO-1: Nesting Birds Impact Avoidance and Minimization</p> <p>The following actions are recommended to avoid potential impacts to nesting birds:</p> <ul style="list-style-type: none"> • A nesting bird survey should be conducted by a qualified biologist no more than two weeks prior to the onset of construction activities. The nesting bird survey should be conducted within any and all suitable habitat 	Verify pre-construction surveys have been conducted, and if necessary, no-disturbance buffers have been demarcated.	Surveys will be verified no sooner than two weeks prior to construction activities. If nests are found, City will verify that a biologist shall	Once. If nests are found, as deemed necessary by the City Community Development Department.	City of Santa Maria Community Development Department			

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<p>that occurs within the project site, within 300 feet of its immediate vicinity for raptors, and 100 feet for all other bird species (as is feasible). If no active nests are found, no further mitigation would be required.</p> <ul style="list-style-type: none"> • If active bird nests are found, then an appropriately sized avoidance buffer should be established by the biologist and all construction work within the buffer should be delayed until after the nesting season has ended or until the biologist has determined that the adults and young are no longer reliant on the nest site for survival. • Limits of construction to avoid the nest shall be established in the field with flagging and stakes or construction fencing. Construction personnel shall be instructed on the sensitivity of the area. <p><i>Plan Requirements and Timing.</i> The results of the surveys shall be reported to the City Community Development Department prior to issuance of grading permits. No disturbance buffers shall be demarcated in the field (e.g., fencing, flagging) prior to initiation of construction activities in the vicinity of an active nest.</p> <p><i>Monitoring.</i> The City Community Development Department staff will verify that a pre-construction nesting bird survey has been conducted, if required based on construction timing, and shall verify that no disturbance avoidance buffers have been established prior to issuance of a grading permit. The approved biologist shall be responsible for monitoring active nests, if any occur.</p>		conduct monitoring until all young have fledged. If required, no-disturbance buffers will be confirmed prior to issuance of grading permits.					

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<p>BIO-2: California Red-legged Frog Impact Avoidance</p> <p>The following actions are recommended to avoid potential impacts to CRLF:</p> <ul style="list-style-type: none"> • A pre-construction survey of the proposed project site for CLRF shall be conducted by a qualified biologist within 48 hours prior to the start of project construction to confirm this species is not present in the work area. • A qualified biological monitor familiar with CRLF will monitor all initial site disturbance (clearing, grubbing, rough grading). • In the event the pre-construction survey or the onsite monitor identifies the presence of individuals of CRLF prior to or during construction, then all work shall stop until the CRLF leave the site of their own accord. If CRLF do not move off site on their own, the project proponent shall comply with all relevant requirements of a take authorization under the federal Endangered Species Act prior to resuming project activities. <p><i>Plan Requirements and Timing.</i></p> <p>The results of the surveys shall be reported to the City Community Development Department prior to issuance of grading permits. No disturbance buffers shall be demarcated in the field (e.g., fencing, flagging) prior to initiation of construction activities in the vicinity of an active nest.</p>	<p>Measure to be added to project plans prior to finalization. Survey to be conducted 48 hours prior to construction. Monitoring shall be conducted during ground disturbance and results shall be submitted to the City prior to construction activity. In the event CRLF are encountered, the City shall coordinate with the USFWS on obtaining take authorization or a no-take concurrence finding prior to construction.</p>	<p>Prior to construction activity.</p>	<p>Survey completed 48 hours prior to construction. Monitoring to be performed during all initial ground disturbing activity.</p>	<p>City of Santa Maria Community Development Department</p>			

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<p><i>Monitoring.</i> The City Community Development Department staff will verify that a pre-construction survey has been conducted, if required based on construction timing, and shall verify that no disturbance avoidance buffers have been established prior to issuance of a grading permit. The approved biologist shall be responsible for monitoring all site disturbances. Implementation of Mitigation Measure BIO-1 and BIO-2 would reduce potential impacts to special-status species to less than significant; <i>therefore, potential impacts related to special status wildlife would be less than significant with mitigation.</i></p>							
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>	Notify City if applicable	During subsurface earthwork activities	N/A	City of Santa Maria, Construction contractor			

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<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 the permanent curation of the recovered materials. These actions would reduce impacts to a less than significant level.</p>							
<p>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.</p>	Notify City if applicable	During subsurface earthwork activities	N/A	City of Santa Maria, Construction contractor			

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GEOLOGY AND 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.	Notify City if applicable	During subsurface earthwork activities	N/A	City of Santa Maria, Construction contractor			
HAZARDS AND HAZARDOUS MATERIALS							
HAZ-1 Stop Work Procedure. If during construction of a future project enabled by the GPZ, visual contamination or chemical odors are detected, work will be stopped immediately and the Santa Barbara County Fire Department Hazardous Materials Unit (HMU) will be contacted. Resumption of work will require the approval of HMU. In the event that previously unknown oil or gas wells and/or associated equipment is discovered, CalGEM shall be contacted immediately to assess the equipment. Recommendations of CalGEM to address the discovered equipment shall be implemented. At minimum CalGEM shall be notified regarding the oil well identified on the CalGEM GIS website.	Notify City and HMU if applicable	During ground disturbing activity and construction	N/A	City of Santa Maria, Construction contractor			

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NOISE							
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.	These measures shall be shown on grading and building plans and implemented prior to issuance of grading or building permits, and during project construction activities	During project construction activities.	Once	City of Santa Maria Community Development Department			
NOI-2 The applicant shall implement the following measures during construction of the project: <ul style="list-style-type: none"> • Mufflers. Construction equipment shall be properly maintained and all internal combustion engine driven machinery with intake and exhaust mufflers and engine shrouds, as applicable, shall be in good condition and appropriate for the equipment. During construction, all 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. • Electrical Power. Electrical power, rather than diesel equipment, shall be used to run compressors and similar power tools and to power any temporary structures, such as construction trailers or caretaker facilities. • Equipment Staging. All stationary equipment shall be staged as far away from the adjacent offices as feasible. 	These measures shall be shown on grading and building plans and implemented prior to issuance of grading or building permits, and during project construction activities.	During project construction activities.	Once	City of Santa Maria Community Development Department			

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<ul style="list-style-type: none"> • Equipment Idling. Construction vehicles and equipment shall not be left idling for longer than five minutes when not in use. • Workers' Radios. All noise from workers' radios shall be controlled to a point that they are not audible at the adjacent offices near construction activity. • 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. • Disturbance Coordinator. The applicant shall designate a disturbance coordinator who shall be responsible for responding to any local complaints about construction noise. The noise disturbance coordinator shall determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and shall require that reasonable measures warranted to correct the problem be implemented. A telephone number for the disturbance coordinator shall be conspicuously posted at the construction site. 							
TRIBAL CULTURAL RESOURCES							
TCR-1 Inadvertent Discovery of Tribal Cultural Resource. In the event that a potentially significant tribal cultural resource is encountered during subsurface earthwork activities, all construction activities within a 100-foot radius of the find shall	Notify City if applicable	During subsurface earthwork activities	N/A	City of Santa Maria, Construction contractor			

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<p>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) 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 CCIC, located at the University of California, Santa Barbara, and provide for the permanent curation of the recovered materials.</p>							