



EXHIBIT D
City of Santa Maria
Environmental Mitigation Monitoring Program

PROJECT NAME: BELLECREST RESIDENCES PROJECT

APPROVAL DATE: _____ FILE NUMBERS: SCH-2024090050

INITIAL STUDY- MITIGATED NEGATIVE DECLARATION for the Bellecrest Residences Project (SCH# 2024090050)

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 Construction Emissions Reduction. During demolition and construction, the project applicant shall require the construction contractor to implement the following measures to minimize diesel particulate matter emissions:</p> <ul style="list-style-type: none"> • Diesel powered equipment shall be replaced by electric equipment when available. Electric auxiliary power units shall be used to the maximum extent feasible. • On-road heavy-duty equipment shall be equipped with model year 2010 engines or newer. • Alternative fuel (natural gas, propane, electric, etc.) construction equipment shall be incorporated where available. • All construction equipment shall be maintained in tune with the manufacturer's specifications. • Catalytic converters shall be installed on gasoline-powered equipment prior to use. • Electricity shall be supplied to the site from the existing power grid to support the electric construction equipment. If connection to the grid is determined to be infeasible for portions of the project, a non-diesel fueled generator shall be used. • Construction staging shall be located at the southern central portion of the project site to provide space from surrounding residences such that exhaust and other construction emissions do not enter the fresh air intakes to buildings, air conditioners, and windows. <p>Plan Requirements and Timing. These measures shall be shown within the construction contract for the project and reviewed by the construction contractor prior to the start of construction. The construction contractor shall</p>	<p>Included emissions reductions measures in the construction contract.</p> <p>Implement emissions reductions measures during construction.</p>	<p>Include emissions reduction measures prior to the start of construction.</p> <p>Implement emissions reduction measures during construction.</p>	<p>Once.</p> <p>Ongoing during construction.</p>	<p>City of Santa Maria Community Development Department</p>			

Mitigation Measure/ Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
<p>implement these requirements during demolition and construction activities.</p> <p>Monitoring: The City Community Development Department staff will verify that the construction contractor has implemented these requirements prior to the start of construction by confirming the construction equipment meets the above requirements, and the staging area is designated on the construction plans.</p>							
BIOLOGICAL RESOURCES							
<p>BIO-1 Pre-construction Nesting Bird Surveys. To avoid and minimize impacts to nesting bird species, including special status species (e.g., burrowing owl) and species protected by the Migratory Bird Treaty Act and California Fish and Game Code, all initial vegetation clearing and ground disturbance activities for the project shall be limited to the time period between September 1 and February 1.</p> <p>If initial vegetation clearing and ground disturbance cannot be conducted during this time period, the applicant shall conduct a pre-construction survey for active bird nests within the limits of the project site and a 300-foot buffer, with an allowed reduction in this buffer, if approved by The City, due to right-of-entry and/or line-of-sight issues. Surveys shall be conducted by a City-approved qualified biologist.</p> <p>Surveys shall be conducted no less than 7 days prior to any construction activities. If no active nests are located, ground-disturbing construction activities can proceed, and no further mitigation will be required. If active nests are located, then all construction work must be conducted outside a no disturbance buffer zone (up to 300 feet for raptors, and up to 100 feet for all other species). No direct disturbance to nests shall occur until the young are no longer reliant on the nest site as determined by the City-approved qualified biologist. The approved biologist shall conduct monitoring of the nest until all young have fledged, at which time construction activities can occur within the previously established no disturbance zone.</p>	<p>If vegetation or ground disturbance would occur between February 2 and August 31, conduct bird surveys.</p> <p>Verify pre-construction surveys and, if necessary, that no-disturbance buffers have been demarcated.</p> <p>If applicable, monitor active nests.</p>	<p>Surveys will be verified no sooner than 7 days prior to construction activities.</p> <p>If nests are found, monitoring will occur until all young have fledged.</p> <p>No-disturbance buffers will be established prior to issuance of grading permits.</p>	<p>Once prior to construction.</p> <p>As deemed necessary by the City Community Development Department.</p>	<p>City of Santa Maria Community Development Department</p> <p>Qualified biologist</p>			

Mitigation Measure/ Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
<p>Plan Requirements and Timing. 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>Monitoring. 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>							
CULTURAL RESOURCES							
<p>CR-1 Unanticipated Discovery of Cultural Resources. If archaeological resources are unexpectedly encountered during ground-disturbing activities, work within 50 feet of the find shall halt and an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for Archaeology shall be contacted immediately to evaluate the resource. If the resource is determined by the qualified archaeologist to be prehistoric, then a Native American representative shall also be contacted to participate in the evaluation of the resource. If the qualified archaeologist and/or Native American representative determines it to be appropriate, archaeological testing for California Register of Historical Resources eligibility shall be completed. If the resource proves to be eligible for the California Register of Historical Resources and significant impacts to the resource cannot be avoided via project redesign, a qualified archaeologist shall prepare a data recovery plan tailored to the physical nature and characteristics of the resource, per the requirements of California Code of Regulations Guidelines Section 15126.4(b)(3)(C). The data recovery plan shall identify data recovery excavation methods, measurable objectives, and data thresholds to reduce any significant</p>	<p>Show measures on grading and building plans</p> <p>Implement measures during project construction activities.</p> <p>If applicable, contact a qualified archaeologist immediately and stop all project activities in the area.</p>	<p>Include measures on plans prior to the start of construction.</p> <p>If applicable, contact a qualified archaeologist.</p> <p>If applicable, contact a Native American representative.</p>	<p>Once prior to construction.</p> <p>Once, if necessary, during construction.</p> <p>Once, if necessary, during construction.</p>	<p>City of Santa Maria Community Development Department</p> <p>Qualified archaeologist</p>			

Mitigation Measure/ Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
<p>impacts to cultural resources related to the resource. Pursuant to the data recovery plan, the qualified archaeologist and Native American representative, as appropriate, shall recover and document the scientifically consequential information that justifies the resource's significance. The City shall review and approve the treatment plan and archaeological testing as appropriate, and the resulting documentation shall be submitted to the regional repository of the California Historical Resources Information System, per California Code of Regulations Guidelines Section 15126.4(b)(3)(C).</p> <p>Plan Requirements and Timing. These measures shall be shown within the construction contract for the project and reviewed by the construction contractor prior to the start of construction. The construction contractor shall stop construction if an archaeological resource is found and alert the City. The City Community Development Department shall retain the qualified archaeologist. The qualified archaeologist shall be responsible for determining when construction work can continue within 50 feet of the find.</p> <p>Monitoring. The City Community Development Department staff will verify that this measure is incorporated into the construction contract. If required, the City Community Development Department staff shall review and approve the treatment plan and archaeological testing prior to the qualified archaeologist starting the recovery and documentation process.</p>	<p>If necessary, retain a Native American representative and prepare a data recovery plan.</p>						
GEOLOGY AND SOILS							
<p>GEO-1 Unanticipated Discovery of Paleontological Resources. In the event of a fossil discovery by construction personnel, the construction contractor shall halt all construction activities within the immediate vicinity of the fossil, and a Qualified Professional Paleontologist shall be retained to evaluate the find prior to resuming construction activity. If it is determined the fossil(s) is (are) scientifically significant, the Qualified Professional Paleontologist shall</p>	<p>If applicable, stop construction activity within 50 feet of the fossil and contact a Qualified</p>	<p>During project construction.</p>	<p>Ongoing, during construction.</p>	<p>City of Santa Maria Community Development Department</p> <p>Qualified Professional Paleontologist</p>			

Mitigation Measure/ Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
<p>complete the following conditions to mitigate impacts to significant fossil resources:</p> <ul style="list-style-type: none"> Fossil Salvage. If fossils are discovered, the Qualified Professional Paleontologist shall have the authority to halt or temporarily divert construction equipment within 50 feet of the find until the Qualified Professional Paleontologist evaluate the discovery and determine if the fossil may be considered significant. Bulk matrix sampling may be necessary to recover small invertebrates or microvertebrates from within paleontologically sensitive deposits. Fossil Preparation and Curation. Once salvaged, significant fossils shall be identified to the lowest possible taxonomic level, prepared to a curation-ready condition, and curated in a scientific institution with a permanent paleontological collection along with all pertinent field notes, photos, data, and maps. Fossils of undetermined significance at the time of collection may also warrant curation at the discretion of the Qualified Professional Paleontologist. Final Paleontological Report. The Qualified Professional Paleontologist shall submit a report describing the results of the paleontological monitoring efforts associated with the project. The report shall include a summary of the field and laboratory methods, an overview of the project geology and paleontology, a list of taxa recovered (if any), an analysis of fossils recovered (if any) and their scientific significance, and recommendations. The report shall be submitted to the City Community Development Department. <p>Plan Requirements and Timing. The construction contractor shall stop work immediately within a 50-foot radius if a fossil is discovered. The Qualified Professional Paleontologist shall carry out fossil salvage, preparation, and curation after discovery of fossils. The Qualified Professional</p>	<p>Professional Paleontologist.</p> <p>If applicable the carry out salvage, preparation and curation, and preparation of the final paleontological report.</p>						

Mitigation Measure/ Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
<p>Paleontologist shall submit the Final Paleontological Report to the City Community Development Department. City staff shall review and approve the report.</p> <p>Monitoring. The Qualified Professional Paleontologist shall have the authority to halt or temporarily divert construction equipment within 50 feet during fossil salvage activities.</p>							
NOISE							
<p>NOI-1 Groundborne Vibration Reduction. To reduce vibration levels generated at nearby sensitive receptors near the project area, the following measures shall be included as notes on all construction plans:</p> <ul style="list-style-type: none"> • Construction activities that use large grading and earthmoving equipment shall be conducted with off-road equipment that is limited to 100 horsepower (hp) or less. • Construction activities that use a roller shall be conducted with a static or pneumatic roller in lieu of a vibratory roller. <p>Plan Requirements and Timing. These measures shall be shown within the construction contract for the project and reviewed by the construction contractor prior to the start of construction. The construction contractor shall implement these requirements during demolition and construction activities.</p> <p>Monitoring. The City Community Development Department staff will verify that the construction contractor has implemented these requirements once prior to the start of grading activities and once prior to the start of paving activities by confirming the construction equipment meets the above requirements.</p>	<p>Include vibration reduction measures in the construction contract.</p> <p>Implement the vibration reduction measures.</p>	<p>Include vibration reduction measures prior to the start of construction.</p> <p>Implement vibration reduction measures during construction.</p>	<p>Once prior to construction.</p> <p>Ongoing during construction.</p>	<p>City of Santa Maria Community Development Department</p>			