Central Coast Blue

Mitigation Monitoring and Reporting Program

prepared by

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September 2023

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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) and Addendum No. 1 for the Central Coast Blue Project, specifications are made herein that identify the action required, the monitoring that must occur, and the agency or department responsible for oversight.

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
Air Quality							
AQ-2(a): Standard Control Measures for Construction Equipment							
The following standard mitigation measures shall be implemented during Phases I and II of construction activities to reduce construction-related emissions of nitrogen oxides and reactive organic gases: ▪ Maintain all construction equipment in proper tune according to manufacturer's specifications; ▪ Fuel all off-road and portable diesel-powered equipment with California Air Resources Board (CARB)-certified motor vehicle diesel fuel (non-taxed version suitable for use off-road); ▪ Use diesel construction equipment meeting the CARB's Tier 2 certified engines or cleaner off-road heavy-duty diesel engines, and comply with the State Off-Road Regulation; ▪ Use on-road heavy-duty trucks that meet the CARB's 2007 or cleaner certification standard for on-road heavy-duty diesel engines, and comply with the State On-Road Regulation; ▪ Construction or trucking companies with fleets that do not have engines in their fleet that meet the engine standards identified in the above two measures (e.g., captive or NOX exempt area fleets) may be eligible by proving alternative compliance; ▪ All on- and off-road diesel equipment shall not idle for more than five minutes in accordance with California Code of Regulations Title 13, Section 2485 and Section 2449(d)(3) of the CARB's In-Use Off-Road Diesel Regulation. Signs shall be posted in the designated queuing areas	1. Include standard control measures in construction contractor specifications 2. Field verify compliance with standard control measures	1. Prior to start of construction 2. During all construction activities	1. Once for each set of contractor specifications 2. Periodically	City of Pismo Beach			

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and on job sites to remind drivers and operators of the five-minute idling limit; ▪ Electric-powered equipment shall be used when feasible; ▪ Gasoline-powered equipment shall be substituted in place of diesel-powered equipment, where feasible; and ▪ Alternatively fueled construction equipment shall be used on site where feasible, such as compressed natural gas, liquefied natural gas, propane, or biodiesel.							
AQ-2(b): Best Available Control Technology for Construction Equipment							
The following Best Available Control Technology for diesel-fueled construction equipment shall be implemented during Phases I and II of construction activities to reduce construction-related emissions of nitrogen oxides and reactive organic gases: ▪ All equipment used during construction of the ATF complex during Phase I and the water distribution and agricultural irrigation pipelines during Phase II shall be equipped with minimum Tier 4 Final certified engines; ▪ Repower older off-road equipment with Tier 3 and Tier 4 engines where feasible; ▪ Utilize heavy-duty trucks meeting the standards of the CARB's Truck and Bus Regulation for on-road heavy-duty diesel engines, which requires nearly all trucks to have 2010 or newer model year engines; and ▪ Install California Verified Diesel Emission Control Strategies on construction equipment. Examples include, but are not limited to, diesel particulate filter systems,	1. Include requirements for Best Available Control Technology in construction contractor specifications 2. Field verify use of Best Available Control Technology	1. Prior to the start of construction of each project component 2. During all construction activities	1. Once for each set of contractor specifications 2. Periodically	City of Pismo Beach			

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Purifilter Engine Control Systems, diesel retrofit systems, and Sootfilter systems.							
Biological Resources							
BIO-1(a): California Red-legged Frog Habitat Avoidance							
Injection well, monitoring well and pipeline locations and associated construction work areas (including staging, access, and laydown) shall be sited outside of native vegetation communities, such as arroyo willow riparian. Prior to construction, the limits of construction shall be clearly demarcated by bright orange fencing. Areas outside of the limits of construction shall be considered environmentally sensitive, and access and construction shall be restricted.	1. Review engineering plans for compliance 2. Include avoidance requirements in construction contractor specifications 3. Field verification of fencing installation	1. Prior to construction of each project component 2. Prior to construction of each project component 3. Prior to construction of each project component	1. Once for each project component 2. Once for each set of contractor specifications 3. Once for each project component	City of Pismo Beach			
BIO-1(b) California Red-legged Frog Avoidance and Minimization Measures							
The following avoidance and minimization measures shall be implemented during project construction and maintenance activities requiring ground disturbance at the IW-5A, IW-5B, and MW-5A/5B/5C locations and pipeline locations within 50 feet of Arroyo Grande Creek and Meadow Creek: ▪ A qualified biologist shall survey the project site no more than 48 hours before the start of construction and ground-disturbing maintenance activities, including but not limited to grading, excavation, and trenching. If a California red-legged frog (CRLF) is found within the project footprint, no work shall begin, and consultation with the United States Fish and Wildlife Service (USFWS) shall be initiated. Work shall not begin until authorization is provided by the USFWS to continue or applicable measures from a Biological Opinion/Incidental Take	1. Retain a qualified biologist to conduct a pre-construction survey for IW-5A, IW-5B, and MW-5A/5B/5C and water distribution pipeline locations within 50 feet of Arroyo Grande Creek and Meadow Creek and review survey results 2. Retain a qualified biologist to conduct daily surveys for IW-5A, IW-5B, and MW-5A/5B/5C and water distribution pipeline locations within 50 feet of	1. Within 48 hours prior to construction and ground-disturbing maintenance activities for IW-5A, IW-5B, and MW-5A/5B/5C and water distribution pipeline locations within 50 feet of Arroyo Grande Creek and Meadow Creek 2. During ground-disturbing construction and maintenance activities for IW-	1. Once for construction of each project component and once for each instance of ground-disturbing maintenance activity 2. Daily prior to the start of ground-disturbing construction and	City of Pismo Beach			

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Statement issued by the USFWS for the project are successfully implemented. ▪ For construction activities occurring during the wet season (October 15 and April 15), daily surveys shall be conducted by a qualified biologist prior to the start of construction activities. If a CRLF is found within the project footprint, work shall halt, and consultation with the USFWS shall be initiated. Work shall not re-commence until authorization is provided by the USFWS to continue or applicable measures from a Biological Opinion/Incidental Take Statement issued by the USFWS for the project are successfully implemented. ▪ Before any construction or ground-disturbing maintenance activities begin, a biologist shall conduct a training session for all construction personnel. At a minimum, the training shall include a description of CRLF and its habitat, the specific measures that are being implemented to avoid dispersing CRLF, and the boundaries within which the project may be accomplished. Brochures, books, and briefings may be used in the training session, provided that a qualified person is on hand to answer any questions. ▪ All vehicles and equipment shall be in good working condition and free of leaks. A spill prevention plan shall be established in the event of a leak or spill. ▪ Work shall be restricted to daylight hours to the extent feasible. If construction activities occur at night, a biological monitor shall be present. If a CRLF is found within the project footprint during active construction, all work shall stop, and the USFWS shall be notified. Work shall not	Arroyo Grande Creek and Meadow Creek and review survey results 3. Consult with USFWS, as needed 4. Retain a qualified biologist to conduct a training session on CRLF for IW-5A, IW-5B, and MW-5A/5B/5C and water distribution pipeline locations within 50 feet of Arroyo Grande Creek and Meadow Creek 5. Include avoidance and minimization measures in construction contractor specifications for IW-5A, IW-5B, and MW-5A/5B/5C and water distribution pipeline locations within 50 feet of Arroyo Grande Creek and Meadow Creek, as applicable	5A, IW-5B, and MW-5A/5B/5C and water distribution pipeline locations within 50 feet of Arroyo Grande Creek and Meadow Creek during the wet season (October 15 to April 15) 3. As needed 4. Prior to the start of construction and ground-disturbing maintenance activities for IW-5A, IW-5B, and MW-5A/5B/5C and water distribution pipeline locations within 50 feet of Arroyo Grande Creek and Meadow Creek 5. Prior to the start of ground-disturbing construction and maintenance activities for IW-5A, IW-5B, and MW-5A/5B/5C and water distribution pipeline locations within 50 feet of	maintenance activities 3. As needed 4. Once for each project component 5. Once for each set of contractor specifications 6. Periodically				

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recommence until authorization is provided by the USFWS to continue or applicable measures from a Biological Opinion and Incidental Take Statement or other authorization issued by the USFWS for the project are successfully implemented. ▪ Water shall not be impounded in a manner that may attract CRLF. ▪ All excavations or trenches shall be covered or shall contain earthen ramps sufficient for CRLD to escape when not actively under construction or shall contain earthen ramps sufficient for CRLF to escape to avoid entrapment of CRLF or other wildlife species. ▪ Herbicides shall not be used on site during construction. ▪ No pets shall be permitted on site. ▪ A biological monitor shall be present during all initial ground-disturbing activities for construction and maintenance activities, including but not limited to grading, excavation, and trenching. If a CRLF is found within the project footprint during active construction, all work shall stop, and the USFWS shall be notified. Work shall not recommence until authorization is provided by the USFWS to continue or applicable measures from a Biological Opinion and Incidental Take Statement or other authorization issued by the USFWS for the project are successfully implemented. ▪ All construction and ground-disturbing maintenance activities (e.g., grading, excavation, and trenching) conducted at injection well, monitoring well, and	6. Field verify compliance with avoidance and minimization measures 7. Retain a biological monitor for monitoring for IW-5A, IW-5B, and MW-5A/5B/5C and water distribution pipeline locations within 50 feet of Arroyo Grande Creek and Meadow Creek	Arroyo Grande Creek and Meadow Creek 6. During ground-disturbing construction and maintenance activities for IW-5A, IW-5B, and MW-5A/5B/5C and water distribution pipeline locations within 50 feet of Arroyo Grande Creek and Meadow Creek 7. During construction and ground-disturbing maintenance activities for IW-5A, IW-5B, and MW-5A/5B/5C and water distribution pipeline locations within 50 feet of Arroyo Grande Creek and Meadow Creek	7. Daily				

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pipeline locations within 50 feet of Arroyo Grande Creek and Meadow Creek shall be conducted during dry conditions (i.e., days with less than 0.1 inch of predicted rainfall), outside of the wet season (October 15 through April 30), unless authorization is provided by the USFWS or a Biological Opinion/Incidental Take Statement issued by the USFWS for the project authorizes work during such conditions.							
BIO-1(c): Southwestern Pond Turtle Avoidance and Minimization Measures							
The following avoidance and minimization measures shall be implemented during project construction and maintenance activities requiring ground disturbance at the IW-5A, IW-5B, and MW-5A/5B/5C locations and water distribution pipeline locations within 50 feet of Arroyo Grande Creek and Meadow Creek: ▪ A qualified biologist shall conduct a visual survey of work areas within 50 feet of Arroyo Grande Creek and Meadow Creek within 48 hours of initial ground-disturbing activities, including but not limited to grading, excavation, and trenching, associated with construction of injection wells. The survey area shall include the proposed disturbance area plus a 100-foot buffer. Prior to the survey, suitable receptor sites shall be identified within Arroyo Grande Creek and Meadow Creek. A biologist authorized to relocate turtles shall be present for activities that require the removal of riparian habitat to monitor for turtles. If a turtle is observed in the work area, the biologist shall relocate it out of the work area to the respective receptor site.	1. Retain a qualified biologist to conduct a pre-construction survey and review survey results 2. Retain a qualified biologist to conduct daily surveys, relocate turtles as needed, and flag egg clutches as needed and review survey results	1. Within 48 hours prior to initial ground-disturbing construction and maintenance activities for IW-5A, IW-5B, and MW-5A/5B/5C and water distribution pipeline locations within 50 feet of Arroyo Grande Creek and Meadow Creek 2. During ground-disturbing construction and maintenance activities for IW-5A, IW-5B, and MW-5A/5B/5C and water distribution pipeline locations within 50 feet of	1. Once for each instance of ground-disturbing activities for each project component 2. Daily during ground-disturbing construction and maintenance activities	City of Pismo Beach			

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▪ For the duration of project construction activities at the IW-5A, IW-5B, and MW-5A/5B/5C locations and pipeline locations within 50 feet of Arroyo Grande Creek and Meadow Creek, daily surveys shall be conducted by a qualified biologist prior to the start of construction activities. If a turtle is observed in the work area, a biologist authorized to relocate turtles shall relocate it out of the work area to the respective receptor site. ▪ All excavations or trenches shall be covered when not actively under construction or shall contain earthen ramps sufficient for southwestern pond turtle to escape to avoid entrapment of southwestern pond turtle or other wildlife species. ▪ In the event that a southwestern pond turtle egg clutch is discovered during pre-construction surveys, the location shall be surrounded with high visibility fencing under the guidance of a qualified biologist. The nest shall be avoided by construction activities until a qualified biologist determines that the clutch has hatched. The California Department of Fish and Wildlife (CDFW) shall also be contacted to provide additional guidance in the event that a southwestern pond turtle nest is discovered. If, during construction, a southwestern pond turtle nest is discovered, construction shall cease immediately upon the discovery, and CDFW shall be notified. ▪ To the extent feasible, construction activities shall be scheduled outside of the typical nesting season for southwestern	3. Include avoidance and minimization measures in construction contractor specifications for IW-5A, IW-5B, and MW-5A/5B/5C and water distribution pipeline locations within 50 feet of Arroyo Grande Creek and Meadow Creek, as applicable 4. Field verify compliance with avoidance and minimization measures	Arroyo Grande Creek and Meadow Creek 3. Prior to the start of ground-disturbing construction and maintenance activities for IW-5A, IW-5B, and MW-5A/5B/5C and water distribution pipeline locations within 50 feet of Arroyo Grande Creek and Meadow Creek 4. During ground-disturbing construction and maintenance activities for IW-5A, IW-5B, and MW-5A/5B/5C and water distribution pipeline locations within 50 feet of Arroyo Grande Creek and Meadow Creek	3. Once for each set of contractor specifications 4. Periodically				

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pond turtle, which is April through August (Stebbins 2003).							
BIO-1(d): Monarch Butterfly Avoidance							
The ATF complex and associated construction work areas shall be sited outside of monarch butterfly overwintering habitat. If removal of the eucalyptus tree grove occurs after the start of the next overwintering period in October 2023, a survey shall be conducted prior to removal of the grove and during the overwintering period (i.e., October through February) for monarchs in the region to determine if monarchs are utilizing the eucalyptus grove south of 980 Huber Street in Grover Beach for overwintering. A survey shall also be conducted if the eucalyptus grove is not removed and other construction activities at the ATF complex location commence after the start of the next overwintering period in October 2023. If monarch butterflies are confirmed to overwinter within the eucalyptus grove, the grove shall be considered Environmentally Sensitive Habitat Areas , and design of the ATF complex shall be modified to incorporate the appropriate setbacks included in the City of Grover Beach Local Coastal Program and Grover Beach Municipal Code. The limits of construction shall be clearly demarcated by bright orange fencing in order to avoid work within designated setback areas. Areas outside of the limits of construction shall be considered environmentally sensitive, and access and construction shall be restricted. If butterflies are present, all construction adjacent to overwintering habitat shall be conducted outside the overwintering season (i.e., October to February), if feasible. However, if construction must occur during this time period, a pre-construction survey of	1. Retain a qualified biologist to conduct a monarch butterfly survey and review survey results 2. Review site plans for compliance with setback requirements, as applicable 3. Include avoidance measures in construction contractor specifications for the ATF complex, as applicable 4. Field verify compliance with avoidance measures, as needed	1. Prior to the start of construction of the ATF complex if the eucalyptus grove is not removed and other construction activities at the ATF complex location commence after the start of the next overwintering period in October 2023 2. Prior to issuance of a building permit for the ATF complex, as needed 3. Prior to the start of construction of the ATF complex, as needed 4. During construction of the ATF complex, as needed	1. Once 2. Once 3. Once 4. Periodically	City of Pismo Beach			

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the monarch overwintering habitat adjacent to the ATF complex location shall be conducted to confirm presence or absence of monarch butterflies. If no butterflies are observed, construction may commence. If butterflies are observed, construction may only commence if a City-approved monarch butterfly expert determines that the construction activities would not adversely impact foraging, roosting, or other behaviors of the species.							
BIO-1(e): Nesting Bird Avoidance and Minimization Measures							
The following avoidance and minimization measures shall be implemented during project construction activities: ▪ Initial site disturbance shall occur outside the general avian nesting season (February 1 through August 31), if feasible. ▪ If initial site disturbance occurs in a work area within the general avian nesting season indicated above, a qualified biologist shall conduct a preconstruction nesting bird survey no more than 14 days prior to initial disturbances in the work area. The survey shall include the entire area of disturbance area plus a 50-foot buffer (relevant to non-raptor species) and 300-foot buffer (relevant to raptors) around the site. If active nests are located, all construction work should be conducted outside a buffer zone from the nest to be determined by the qualified biologist. The buffer should be a minimum of 50 feet for non-raptor bird species and at least 300 feet for raptor species. Larger buffers may be required and/or smaller buffers may be established depending upon the species, status of the nest, and construction activities occurring in the vicinity of the	1. Retain a qualified biologist to conduct a preconstruction nesting bird survey and review survey results 2. Field verify compliance with any avoidance requirements, as needed	1. Within 14 days prior to initial disturbances in the construction work area for each project component 2. During initial site disturbance activities, as needed, until nests are inactive	1. Once for each project component 2. Weekly, as needed	City of Pismo Beach			

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nest. The buffer area(s) should be closed to all construction personnel and equipment until the adults and young are no longer reliant on the nest site. A qualified biologist should confirm that breeding/nesting is completed and young have fledged the nest prior to removal of the buffer. If a white-tailed kite nest is detected during the nesting bird survey no work shall begin until the CDFW is consulted to confirm that implementation of the project and avoidance buffers are sufficient to avoid "take". ▪ If construction activities in a given work area cease for more than 14 days, additional surveys shall be conducted for the work area. If active nests are located, the aforementioned buffer zone measures shall be implemented.							
BIO-1(f): Biological Resources Assessment							
Once locations are determined for the project components with unknown locations (i.e., new production well and agricultural irrigation pipelines), a qualified biologist shall conduct a biological resources assessment (BRA) or similar type of study to document the existing biological resources within the project footprint of these components plus a buffer and to determine the potential impacts to those resources. The BRA shall evaluate the potential for impacts to all biological resources including, but not limited to special status species, nesting birds, wildlife movement, sensitive plant communities/critical habitat, potentially jurisdictional features, and other resources judged to be sensitive by local, state, and/or federal agencies. Pending the results of the BRA, design alterations, further technical	1. Retain a qualified biologist to conduct a BRA or similar type study and review the study 2. Conduct further technical studies and/or consultations and incorporate Mitigation Measures BIO-1(g) through BIO-1(k) in the design and construction of the new production well and agricultural irrigation pipelines, as applicable	1. Upon selection of locations of new production well and agricultural irrigation pipelines 2. Upon completion of the BRA	1. Once for each project component 2. Once for each project component	City of Pismo Beach			

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studies (i.e. protocol surveys) and/or consultations with the USFWS, CDFW and/or other local, state, and federal agencies may be required. Mitigation Measures BIO-1(g) through BIO-1(k) shall be incorporated, only as applicable, into the BRA for projects where specific resources are present or may be present and impacted by the project. Note that specific surveys described in the mitigation measures below may be completed as part of the BRA where suitable habitat is present.							
BIO-1(g): Special Status Plant Species Surveys							
If completion of the project-specific BRA (Mitigation Measure BIO-1[f]) determines that special status plant species may occur on site, surveys for special status plants shall be completed prior to any vegetation removal, grubbing, or other construction activity (including staging and mobilization). The surveys shall be floristic in nature and shall be seasonally timed to coincide with the target species identified in the project-specific BRA. All plant surveys shall be conducted by a qualified biologist approved by the City no more than two years before initial ground disturbance. All special status plant species identified on site shall be mapped onto a site-specific aerial photograph and topographic map. Surveys shall be conducted in accordance with the most current protocols established by the CDFW, USFWS, and the local jurisdictions if said protocols exist. A report of the survey results shall be submitted to the City for review and approval.	Retain a qualified biologist to conduct special status plant surveys and review results	Seasonally timed within two years prior to vegetation removal, grubbing, or other construction activity associated with the new production well and agricultural irrigation pipelines	Once for each project component	City of Pismo Beach			
BIO-1(h): Special Status Plant Species Avoidance, Minimization, and Mitigation							
If federally listed, State listed or California Rare Plant Rank 1B species are found during special status plant surveys (pursuant to Mitigation Measure BIO-1[f]), then the project shall be re-	1. Re-design plans for new production well and/or agricultural irrigation pipelines to avoid impacts to special	1. Prior to final design for new production well and/or	1. Once for each project component	City of Pismo Beach			

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designed to avoid impacting these plant species, if feasible. Rare plant occurrences that are not within the immediate disturbance footprint but are located within 50 feet of disturbance limits shall have bright orange protective fencing installed at least 30 feet beyond their extent, or other distance as approved by a qualified biologist, to protect them from harm. If avoidance of state listed or federally listed plants species is not feasible, impacts shall be fully offset through implementation of a restoration plan that results in no net loss (see Mitigation Measure BIO-1(i]). Prior to the start of construction and maintenance activities that result in impacts to listed plants, consultation with CDFW and/or USFWS and acquisition of any required permits and/or authorizations shall also be completed.	status plant species, as necessary and feasible 2. Consult with CDFW and/or USFWS, as necessary	agricultural irrigation pipelines that result in impacts to special status plant species 2. Prior to final design for new production well and/or agricultural irrigation pipelines that result in impacts to special status plant species	2. Once for each project component				
BIO-1(i): Restoration Plan for Special Status Plant Species							
If avoidance of state listed, federally listed, and/or non-listed CRPR 1B.1 species is not feasible, all impacts shall be mitigated at a minimum ratio of 2:1 (number of acres/individuals restored to number of acres/individuals impacted) for each species as a component of habitat restoration. The restoration plan shall include, at a minimum, the following components: ▪ Description of the project/impact site (i.e., location, responsible parties, areas to be impacted by habitat type) ▪ Goal(s) of the compensatory mitigation project (type[s] and area[s] of habitat to be established, restored, enhanced, and/or preserved; specific functions and values of habitat type[s] to be established, restored, enhanced, and/or preserved) ▪ Description of the proposed compensatory mitigation site (location and size,	1. Retain a qualified biologist/restoration ecologist to prepare an HMMP 2. Review HMMP for compliance with mitigation requirements and approve HMMP	1. Prior to start of construction activities for new production well and/or agricultural irrigation pipelines that would impact special status plant species 2. Prior to start of construction activities for new production well and/or agricultural irrigation pipelines that would impact	1. Once for each project component 2. Once for each project component	City of Pismo Beach			

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ownership status, existing functions and values) ▪ Implementation plan for the compensatory mitigation site (rationale for expecting implementation success, responsible parties, schedule, site preparation, planting plan [including species to be used, container sizes, seeding rates, etc.]) ▪ Maintenance activities during the monitoring period, including weed removal and irrigation as appropriate (activities, responsible parties, schedule) ▪ Monitoring plan for the compensatory mitigation site, including no less than quarterly monitoring for the first year, along with performance standards, target functions and values, target acreages to be established, restored, enhanced, and/or preserved, and annual monitoring reports for a minimum of five years at which time the City shall demonstrate that performance standards/success criteria have been met ▪ Success criteria shall be, at a minimum, at least 80 percent survival of container plants and 70 percent absolute cover by vegetation type. Absolute cover will be determined in comparison to a reference plot for native species ▪ An adaptive management program and remedial measures to address any shortcomings in meeting success criteria ▪ Notification of completion of compensatory mitigation ▪ Contingency measures (e.g., initiating procedures, alternative locations for contingency compensatory mitigation, funding mechanism)	3. Review quarterly and annual monitoring reports	special status plant species 3. After completion of restoration installation	3. Quarterly for the first year of monitoring and annually for the next four years				

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BIO-1(j): Endangered/Threatened Species Avoidance and Minimization							
The habitat requirements of endangered and threatened species that have the potential to occur are variable throughout the project area where project components with unknown locations may be sited. However, several avoidance and minimization measures can be applied for a variety of species to reduce the potential for impacts such that no net loss of the species occurs. The following measures shall be applied to aquatic and/or terrestrial species, as determined to be appropriate by the BRA prepared under Mitigation Measure BIO-1(f): ▪ Ground disturbance shall be limited to the minimum necessary to complete project construction and maintenance. The project limits of disturbance shall be flagged. Areas of special biological concern within or adjacent to the limits of disturbance shall have highly visible orange construction fencing installed between said area and the limits of disturbance. ▪ All ground-disturbing construction and maintenance activities (e.g., grading, excavation, and trenching) occurring within/adjacent to aquatic habitats (including riparian habitats and wetlands) shall be completed between April 1 and October 31, if feasible, to avoid impacts to sensitive aquatic species. ▪ All project activities occurring within or adjacent to sensitive habitats that may support federal- and/or State-listed endangered/threatened species shall have a City-approved biologist present during all initial ground disturbing/vegetation clearing activities. Once initial ground disturbing/vegetation clearing activities	1. Include avoidance and minimization measures in construction contractor specifications for project components within or adjacent to sensitive habitat that may support threatened or endangered species 2. Retain a qualified biologist for monitoring initial ground-disturbance activities and conducting daily or weekly pre-activity clearance surveys for project activities within or adjacent to sensitive habitats that may support threatened or endangered species and review survey results 3. Conduct water quality sampling and monitoring, as needed, and review results 4. Prepare, review, and approve a diversion plan, as needed, and field verify compliance	1. Prior to the start of ground-disturbing activities for the new production well and/or agricultural irrigation pipelines 2. During ground-disturbing construction and maintenance activities for the new production well and/or agricultural irrigation pipelines 3. During construction and maintenance activities for the new production well and/or agricultural irrigation pipelines, as needed 4. Prior to the start of and during construction and maintenance activities for the new production well and/or agricultural irrigation	1. Once for each set of contractor specifications 2. Daily and weekly 3. Periodically to establish the pre-project baseline and for monitoring during construction 4. Once for each project component	City of Pismo Beach			

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have been completed, the biologist shall conduct daily pre-activity clearance surveys for endangered/threatened species. Alternatively, once initial ground disturbing/vegetation clearing activities are completed the biologist may conduct site inspections at a minimum of once per week to ensure all prescribed avoidance and minimization measures are being fully implemented. ▪ No endangered/threatened species shall be captured and relocated without express permission from the CDFW and/or USFWS. ▪ If at any time during construction or maintenance of the project an endangered/threatened species enters the construction or maintenance site(s) or otherwise may be impacted by the project, all project activities shall cease. A City-approved biologist shall document the occurrence and the City shall notify the CDFW and/or USFWS as appropriate. ▪ All vehicle maintenance/fueling/staging shall occur not less than 100 feet from any riparian habitat or water body. Suitable containment procedures shall be implemented to prevent spills. A minimum of one spill kit shall be available at each work location near riparian habitat or water bodies. ▪ No equipment shall be permitted to enter wetted portions of any affected drainage channel, unless authorized by the USACE, RWQCB, and CDFW through issuance of permits authorizing such activities. ▪ All equipment operating within streams shall be in good conditions and free of leaks. Spill containment shall be installed under all equipment staged within stream	5. Notify CDFW and/or USFWS of occurrence of endangered/threatened species and of any accidental harm to such species, as needed	pipelines, as needed 5. During construction and maintenance activities for the new production well and/or agricultural irrigation pipelines, as needed	5. As needed				

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areas, and extra spill containment and clean up materials shall be located in close proximity for easy access. ▪ If construction or maintenance activities could degrade water quality, water quality sampling shall be implemented to identify the pre-project baseline and to monitor during construction for comparison to the baseline. ▪ If water is to be diverted around work sites, a diversion plan shall be prepared for review and approval by the City prior to the start of any construction or maintenance activities (including staging and mobilization). If pumps are used, all intakes shall be completely screened with wire mesh not larger than five millimeters to prevent animals from entering the pump system. It should be noted that diversion and dewatering of creeks, rivers, lakes and ponds may require permits to be issued by the CDFW, RWQCB, USFWS and/or NMFS. ▪ At the end of each workday, excavations shall be secured with cover or a ramp provided to prevent wildlife entrapment. ▪ All trenches, pipes, culverts or similar structures shall be inspected for animals prior to burying, capping, moving, or filling. ▪ The City-approved biologist shall remove invasive aquatic species such as bullfrogs and crayfish from suitable aquatic habitat whenever observed and shall dispatch them in a humane manner and dispose of properly. ▪ If any federally and/or State protected species are harmed, the City-approved biologist shall document the circumstances that led to harm and shall determine if project construction should cease or be							

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
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altered in an effort to avoid additional harm to these species. Dead or injured special status species shall be disposed of at the discretion of the CDFW and USFWS. All incidences of harm shall be reported by the City to the CDFW and USFWS within 48 hours.							
BIO-1(k): Non-listed Special Status Animal Species Avoidance and Minimization							
Several State Species of Special Concern may be impacted by project components with unknown locations. The ecological requirements and potential for impacts is highly variable among these species. Depending on the species identified in the BRA [Mitigation Measure BIO-1(f)], several of the measures identified under Mitigation Measure BIO-1(j) shall be applicable to the project. In addition, measures shall be selected from among the following to reduce the potential for impacts to non-listed special status animal species, as determined to be appropriate by the BRA prepared under Mitigation Measure BIO-1(f): ▪ Pre-construction clearance surveys shall be conducted within 14 days prior to the start of construction (including staging and mobilization) in a work area. The surveys shall cover the entire disturbance footprint of the work area plus a minimum 200-foot buffer, if feasible, and shall identify all special status animal species that may occur on site. All non-listed special status species shall be relocated from the site. A report of the pre-construction survey shall be submitted to the local jurisdiction for their review and approval prior to the start of construction. If construction activities in a given work area cease for more than 14 days, additional surveys shall be conducted	1. Retain a qualified biologist to conduct pre-construction clearance surveys and review survey results 2. Retain a qualified biologist to monitor initial ground disturbing activities 3. Retain a qualified biologist to conduct presence/absence surveys for special status bats and review survey results 4. Install exclusion devices and bat boxes, as needed	1. Within 14 days prior to the start of construction activities for the new production well and/or agricultural irrigation pipelines 2. During construction activities for the new production well and/or agricultural irrigation pipelines 3. Within 30 days prior to the start of construction activities for the new production well and/or agricultural irrigation pipelines 4. Prior to the start of construction activities for the new production well and/or	1. Once for each project component 2. Daily for each project component 3. Once for each project component 4. Once for each project component	City of Pismo Beach			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
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for the work area, and additional reports of special status animal species shall be prepared. ▪ A qualified biologist shall be present during all initial ground disturbing activities, including vegetation removal, to recover non-listed special status animal species unearthed by construction activities. ▪ If special status bat species may be present and impacted by the project, a qualified biologist shall conduct presence/absence surveys for special status bats where suitable roosting habitat is present within 30 days prior to the start of construction. Surveys shall be conducted using acoustic detectors and by visually searching suitable roost trees and other areas where bats may roost. If active roosts are located, exclusion devices such as netting shall be installed to discourage bats from occupying the site. If a roost is determined by a qualified biologist to be used by a large number of bats (large hibernaculum), bat boxes shall be installed near the project site. The number of bat boxes installed will depend on the size of the hibernaculum and shall be determined through coordination with the CDFW. If a maternity colony has become established, all construction activities shall be postponed within a 500-foot buffer around the maternity colony until it is determined by a qualified biologist that the young have dispersed. Once it has been determined that the roost is clear of bats, the roost shall be removed immediately.		agricultural irrigation pipelines					

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
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BIO-2: Sensitive Plant and Community and Environmentally Sensitive Habitat Area Avoidance and Minimization Measures							
The following avoidance and minimization measures shall be implemented during project construction and maintenance activities requiring vegetation disturbance within arroyo willow habitat and saltgrass flats. ▪ Temporary impact areas to arroyo willow habitat and saltgrass flats shall be restored at a one to one (1:1) ratio (one acre of restoration for each acre of impact) to offset temporary losses in wetland, stream, or riparian function. Permanent impacts shall be offset through creation, restoration, and/or enhancement of in-kind habitats at a minimum ratio of 2:1 to mitigate unavoidable permanent impacts to these habitats. A Habitat Mitigation and Monitoring Plan (HMMP) shall be prepared by a biologist familiar with restoration and mitigation techniques. The plan shall include, but not be limited to the following components: ▫ Description of the project/impact site (i.e. location, responsible parties, areas to be impacted by habitat type); ▫ Goal(s) of the compensatory mitigation project (type[s] and area[s] of habitat to be established, restored, enhanced, and/or preserved; ▫ Specific functions and values of habitat type(s) to be established, restored, enhanced, and/or preserved); ▫ Description of the proposed compensatory mitigation site (location and size, ownership status, existing functions and values of the compensatory mitigation site);	1. Retain a qualified biologist/restoration ecologist to prepare the HMMP 2. Review HMMP for compliance with mitigation requirements and approve HMMP 3. Review quarterly and annual monitoring reports 4. Include avoidance and minimization measures in construction contractor specifications for project components within arroyo willow habitat and saltgrass flats 5. Field verify compliance with avoidance and minimization measures	1. Prior to start of construction and maintenance activities within arroyo willow habitat and saltgrass flats 2. Prior to start of construction and maintenance activities within arroyo willow habitat and saltgrass flats 3. After completion of restoration installation 4. Prior to start of construction and maintenance activities within arroyo willow habitat and saltgrass flats 5. During construction and maintenance activities within arroyo willow habitat and saltgrass flats	1. Once for each project component 2. Once for each project component 3. Quarterly for the first year of monitoring and annually for the next four years 4. Once for each set of contractor specifications 5. Periodically	City of Pismo Beach			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
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▫ Implementation plan for the compensatory mitigation site (rationale for expecting implementation success, responsible parties, schedule, site preparation, planting plan [including plant species to be used, container sizes, seeding rates, etc.]); ▫ Maintenance activities during the monitoring period, including weed removal and irrigation as appropriate (activities, responsible parties, schedule); ▫ Monitoring plan for the compensatory mitigation site, including no less than five years of monitoring with quarterly monitoring for the first year (performance standards, target functions and values, target acreages to be established, restored, enhanced, and/or preserved, annual monitoring reports); ▫ Success criteria based on the goals and measurable objectives; said criteria to be, at a minimum, at least 80 percent survival of container plants and 30 percent relative cover by vegetation type; ▫ An adaptive management program and remedial measures to address negative impacts to restoration efforts; ▫ Notification of completion of compensatory mitigation and agency confirmation; and ▫ Contingency measures (initiating procedures, alternative locations for contingency compensatory mitigation, funding mechanism).During							

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
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construction, the project shall make all reasonable efforts to limit the use of imported soils for fill. Soils currently existing on site should be used for fill material. If the use of imported fill material is necessary, the imported material shall be obtained from a source that is known to be free of invasive plant species. ▪ During construction, the project shall make all reasonable efforts to limit the use of imported soils for fill. Soils currently existing on site should be used for fill material. If the use of imported fill material is necessary, the imported material shall be obtained from a source that is known to be free of invasive plant species. ▪ All equipment and vehicles must be free of weed seeds/propagules before accessing and leaving the work areas.							
BIO-3(a): Jurisdictional Delineation							
Prior to final determination of the pipeline locations and associated construction work areas within the Oceano County Airport property, a qualified biologist shall complete a jurisdictional delineation of the project site to aid in the siting of the pipeline alignments as well as other project areas. The jurisdictional delineation shall determine the extent of the jurisdiction(s) for local agencies (i.e., the City of Grover Beach and County of San Luis Obispo), CDFW, USACE, and/or RWQCB and shall be conducted in accordance with the requirements set forth by each agency.	Retain a qualified biologist to complete a jurisdictional delineation and review results of jurisdictional delineation for compliance with agency requirements	Prior to final determination of pipeline locations within Oceano County Airport property	Once	City of Pismo Beach			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
BIO-3(b): Drainages and Wetlands Impact Mitigation							
Impacts to drainages and wetlands identified by the Jurisdictional Delineation (Mitigation Measure 3[a]) shall be mitigated at a minimum of 1:1 (acre impacted: acre restored/created). Restoration on the project site is preferable. However, the City may approve off-site restoration at a location in the same watershed as where the project impacts occur that results in equal compensatory value. An HMMP shall be prepared which identifies the approach for implementing the compensatory mitigation. The HMMP shall be prepared by a qualified biologist/restoration ecologist and shall outline the compensatory mitigation. The HMMP shall be submitted to and approved by the City prior to project implementation. This HMMP can and should be combined with any HMMPs prepared to address impacts to sensitive plant communities and Environmentally Sensitive Habitat Areas. Specifically, the HMMP shall include the following: ▪ Description of the project/impact site (i.e. location, responsible parties, areas to be impacted by habitat type); ▪ Goal(s) of the compensatory mitigation project (type[s] and area[s] of habitat to be established, restored, enhanced, and/or preserved; specific functions and values of habitat type[s] to be established, restored, enhanced, and/or preserved); ▪ Description of the proposed compensatory mitigation site (location and size, ownership status, existing functions and values of the compensatory mitigation site); ▪ Implementation plan for the compensatory mitigation site (rationale for expecting	1. Retain a qualified biologist/restoration ecologist to prepare the HMMP 2. Review HMMP for compliance with mitigation requirements and approve HMMP 3. Review quarterly and annual monitoring reports	1. Prior to start of construction of pipelines in Oceano County Airport property 2. Prior to start of construction of pipelines in Oceano County Airport property 3. After completion of restoration installation	1. Once 2. Once 3. Quarterly for the first year of monitoring and annual for the next four years	City of Pismo Beach			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
implementation success, responsible parties, schedule, site preparation, planting plan [including plant species to be used, container sizes, seeding rates, etc.]); ▪ Maintenance activities during the monitoring period, including weed removal and irrigation as appropriate (activities, responsible parties, schedule); ▪ Monitoring plan for the compensatory mitigation site, including no less than five years of monitoring with quarterly monitoring for the first year (performance standards, target functions and values, target acreages to be established, restored, enhanced, and/or preserved, annual monitoring reports); ▪ Success criteria based on the goals and measurable objectives; said criteria to be, at a minimum, at least 80 percent survival of container plants and 30 percent relative cover by vegetation type; ▪ An adaptive management program and remedial measures to address negative impacts to restoration efforts; ▪ Notification of completion of compensatory mitigation and agency confirmation; and ▪ Contingency measures (initiating procedures, alternative locations for contingency compensatory mitigation, funding mechanism).							

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
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BIO-3(c): Drainages and Wetlands Best Management Practices During Construction							
For all project components the following best management practices shall be required for permitted grading and construction within drainages or wetlands. In addition, the measures shall be required at locations where construction occurs within 100 feet from drainages or wetlands. ▪ Access routes, staging, and construction areas shall be limited to the minimum area necessary to achieve the project goal and minimize impacts to other federal and State waters, including locating access routes and ancillary construction areas outside of jurisdictional areas. ▪ To control erosion and sediment runoff during and after project implementation, appropriate erosion control materials shall be deployed, including but not limited to straw wattles, and maintained in the vicinity of the project footprint. ▪ Project activities within the drainages or wetlands shall occur during the dry season in any given year to the extent practicable. The dry season is typically between May 1 and September 30; however, this timeframe may be extended depending on year-to-year precipitation and drought conditions. ▪ All topsoil removed within riparian habitat and wetland waters shall be salvaged and replaced following completion of construction activities. ▪ During construction, no litter or construction debris shall be placed within drainages or wetlands. All such debris and waste shall be picked up daily and properly disposed of at an appropriate site.	1. Include best management practices in construction contractor specifications for project components within 100 feet of drainage or wetlands 2. Field verify compliance with best management practices	1. Prior to the start of construction of each project component 2. During construction	1. Once for each set of contractor specifications 2. Periodically	City of Pismo Beach			

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▪ All project-generated debris, building materials, and rubbish shall be removed daily from jurisdictional areas and from areas where such materials could be washed into them. ▪ Raw cement, concrete or washings thereof, asphalt, paint or other coating material, oil or other petroleum products, or any other substances which could be hazardous to aquatic species resulting from project-related activities, shall be prevented from contaminating the soil and/or entering drainages or wetlands. ▪ All refueling, maintenance, and staging of equipment and vehicles shall occur at least 100 feet from drainages and wetlands and in a location where a potential spill would not drain directly toward aquatic habitat (e.g., on a slope that drains away from the water source). Prior to the onset of work activities, a plan must be in place for prompt and effective response to any accidental spills. All workers shall be informed of the importance of preventing spills and of the appropriate measures to take should an accidental spill occur. ▪ If installation of the agricultural irrigation pipelines requires the crossing of Arroyo Grande Creek, a Frac-Out Contingency Plan shall be prepared and, and in the event of frac-out, it shall be implemented. The Frac-Out Contingency Plan shall include the following: ▫ The purpose of the contingency plan; ▫ Preventative measures to minimize the likelihood of a frac-out; ▫ The planning and design of the augur boring or horizontal directional drilling;							

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
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▫ Pre-construction requirements; and ▫ Contingency response to contain and remove drilling fluids and closeout procedures. The contingency response shall include general guidelines with all equipment required, guidelines for terrestrial frac-outs along the banks and riparian corridor of Arroyo Grande Creek, guidelines for aquatic frac-outs within Arroyo Grande Creek, and bore abandonment.							
BIO-5: Native Tree Inventory, Protection, and Replacement							
A Tree Preservation Plan shall be prepared by a certified arborist to inventory native trees that would be trimmed or removed by construction. Native trees shall be avoided to the maximum extent feasible. The plan shall include, but would not be limited to, an inventory of trees within the construction site plus a 50-foot buffer zone, requirements for setbacks from trees and protective fencing, restrictions regarding grading and paving near trees, and direction regarding pruning and digging within root zone of trees. If removal of native trees is required, the trees shall be replaced consistent with the requirements of the local agency which has jurisdiction as well as the associated tree removal permit that may be issued. Prior to the onset of construction activities, highly visible orange construction fencing shall be installed around existing stands and individuals identified in the Tree Preservation Plan to be retained at a buffer/extent radius of six feet beyond the canopy dripline, wherever feasible, or otherwise marked in the field to protect them from harm during implementation of the proposed project.	1. Retain certified arborist to prepare Tree Preservation Plan 2. Review Tree Preservation Plan 3. Include tree protection and replacement measures in construction contractor specifications, as applicable 4. Field verify compliance with tree protection and replacement measures	1. Prior to the start of construction of each project component 2. Prior to the start of construction of each project component 3. Prior to the start of construction of each project component 4. During construction of each project component	1. Once for each project component 2. Once for each project component 3. Once for each set of contractor specifications 4. Periodically and at the end of construction of each project component	City of Pismo Beach			

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Cultural Resources							
CR-2(a): Worker's Environmental Awareness Program							
A qualified archaeologist shall be retained to conduct a Worker's Environmental Awareness Program training on archaeological sensitivity for all construction personnel prior to the commencement of any ground-disturbing activities. The training should be conducted by an archaeologist who meets or exceeds the Secretary of Interior's Professional Qualification Standards for archaeology (National Park Service 1983). Archaeological sensitivity training should include a description of the types of cultural material that may be encountered, cultural sensitivity issues, the regulatory environment, and the proper protocol for treatment of the materials in the event of a find.	Retain a qualified archaeologist to conduct a Worker's Environmental Awareness Program training for each project component and review documentation of training	Prior to ground-disturbing activities for each project component	Once for each project component	City of Pismo Beach			
CR-2(b): Archaeological and Native American Monitoring							
During initial ground disturbance for the project, a qualified archaeologist and locally affiliated Native American monitor shall monitor construction activities within the project area. Initial ground disturbance is defined as disturbance within previously undisturbed native soils. Prior to ground disturbing activities, a qualified archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for archaeology, shall be hired to develop a Cultural Resources Mitigation Plan in consultation with a locally affiliated Native American tribe. The Cultural Resources Mitigation Plan shall identify procedures and requirements for monitoring as well as outline procedures for archaeological finds during monitoring efforts. The mitigation plan shall also provide a monitoring form template to be completed by the monitors for each	1. Retain qualified archaeologist and Native American monitor to conduct daily construction monitoring 2. Review and approve Cultural Resources Mitigation Plan 3. Review monitoring forms	1. Prior to ground-disturbing activities for each project component 2. Prior to ground-disturbing activities for each project component 3. During initial ground disturbance for each project component	1. Daily for initial ground disturbance for each project component 2. Once for each project component 3. Weekly	City of Pismo Beach			

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monitoring day. If, during initial ground disturbance, the qualified archaeologist determines that the construction activities have little or no potential to impact cultural resources (e.g., excavations are within previously disturbed, non-native soils, or within a soil formation not expected to yield cultural resources deposits), the qualified archaeologist may recommend that monitoring be reduced or eliminated. If cultural resources are identified during initial monitoring, work in the immediate vicinity shall halt until the resource has been evaluated for significance. Any cultural resources identified will be reported to the applicable local land use permitting agency (i.e., City of Grover Beach, County of San Luis Obispo).							
CR-2(c): Unanticipated Discovery of Cultural Resources							
If cultural resources are encountered during ground-disturbing activities, work in the immediate area must halt and an archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for archaeology (National Park Service 1983) shall be contacted immediately to evaluate the find. Should cultural resources be discovered during excavation, additional studies including data recovery efforts may be needed to reduce project impacts and/or consultation with local tribes and the City, acting as lead agency, may be necessary to mitigate any significant impacts/adverse effects.	1. Retain an archaeologist meeting the Secretary of Interior's Professional Qualifications Standards, if needed 2. Field verify required evaluation of the identified resource 3. If avoidance is infeasible, prepare plan to reduce impacts to less than significant and conduct required consultation, if needed	1. During ground-disturbing activities for each project component, as needed 2. During ground-disturbing activities for each project component, if cultural resource is identified 3. During ground-disturbing activities for each project component, if cultural resource is identified	1. As needed 2. As needed 3. As needed	City of Pismo Beach			

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CR-2(d): Archaeological Resource Studies							
Prior to initial construction activities for the new production well and agricultural irrigation pipelines, a Phase I Cultural Resources Study shall be conducted for each project component by a qualified archaeologist meeting the Secretary of the Interior's standards in archaeology. The Phase I study shall include a pedestrian survey of the project site to identify potential surficial archaeological resources and sufficient background archival research and field sampling to determine whether subsurface prehistoric or historic remains may be present. Archival research should include, at minimum, a records search conducted at the Central Coast Information Center and a Sacred Lands File search conducted with the Native American Heritage Commission. Any cultural resources so identified shall be avoided and preserved in place, if feasible. Where preservation in place is not feasible, each resource shall be evaluated for significance and eligibility for listing in the CRHR through the implementation of a Phase II evaluation program. Phase II evaluation shall include any necessary archival research to identify significant historical associations as well as mapping of surface artifacts, collection of functionally or temporally diagnostic tools and debris, and excavation of a sample of the cultural deposit to characterize the nature of the sites, define the artifact and feature contents, determine horizontal boundaries and depth below surface, and retrieve representative samples of artifacts and other remains. If the resource is found eligible for listing on the NRHP, CRHR, or local register, a Phase III data recovery program shall be conducted to mitigate the impacts to the	1. Retain qualified archaeologist to prepare Phase I Cultural Resources Study 2. Incorporate all feasible recommendations for mitigation of any identified impacts	1. Prior to issuance of construction permit for new production well and agricultural irrigation pipelines 2. Prior to issuance of construction permit for new production well and agricultural irrigation pipelines	1. Once for new production well and agricultural irrigation pipelines 2. During construction, as needed, for new production well and agricultural irrigation pipelines	City of Pismo Beach			

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resource if avoidance remains infeasible. A data recovery program shall include the development of a site-specific research design, testing program, laboratory analysis, and reporting with the intention of extracting data from the resource to the point of redundancy. Any excavation at Native American sites shall be monitored by a local tribal representative. Cultural materials collected from the sites shall be processed and analyzed in the laboratory according to standard archaeological procedures. The age of archaeological resources shall be determined using radiocarbon dating or other appropriate procedures; lithic artifacts, faunal remains, and other cultural materials shall be identified and analyzed according to current professional standards. The significance of the sites shall be evaluated according to the criteria of the California Register of Historic Resources. The results of the investigations shall be presented in a technical report following the standards of the California Office of Historical Preservation publication "Archaeological Resource Management Reports: Recommended Content and Format (1990 or latest edition)." Upon completion of the work, all artifacts, other cultural remains, records, photographs, and other documentation shall be curated an appropriate curation facility to be determined on a case-by-case basis in consultation with the City and interested parties (e.g., tribal organizations). If any of the resources meet CRHR significance standards, the City shall ensure that all feasible recommendations for mitigation of impacts are incorporated into the final project design. Any necessary archaeological data recovery excavation shall be carried out by a Registered Professional Archaeologist according to a							

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
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research design reviewed and approved by the City, as the lead agency, and prepared in advance of fieldwork and using appropriate archaeological field and laboratory methods consistent with the California Office of Historic Preservation Planning Bulletin 5 (1991), Guidelines for Archaeological Research Design, or the latest edition thereof. As applicable, the final Phase I Inventory, Phase II Testing and Evaluation, and Phase III Data Recovery reports shall be submitted to the City and the applicable land use permitting agency prior to final inspection of a construction permit. Recommendations contained therein, including, at minimum, requirements to follow for unanticipated archaeological discoveries during construction, shall be implemented throughout all ground disturbance activities.							
Energy							
E-2: Energy Efficiency and Renewable Energy Measures							
The proposed project shall implement the following energy efficiency and renewable energy measures: ▪ The advanced treatment facility (ATF) building shall incorporate LEED Silver design standards, such as outdoor and indoor water-efficiency features, energy-efficiency and conservation features, energy metering, demand response technologies and programs, and renewable energy systems, where feasible. ▪ The orientation of the ATF building shall be designed to accomplish the following to the maximum extent practicable: ▫ Maximize passive solar heating during cool seasons ▫ Avoid solar heat gain in warm seasons	Review site plans for the ATF complex to verify compliance	Prior to the issuance of a building permit	Once	City of Pismo Beach			

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▫ Enhance natural ventilation and effective use of daylight ▫ Maximize opportunities for the installation of solar panels ▫ Facilitate the use of sunlight for direct heating and illumination whenever possible ▫ Take advantage of natural ventilation and shading to cool a building. ▪ The ATF building shall use exterior shading devices, skylights, daylighting controls, high performance glazing that allows the transmission of light with minimal heat gain, and high thermal mass building components to the extent feasible.							
Greenhouse Gas Emissions							
GHG-2: GHG Emission Reduction Measures							
The proposed project shall implement the following greenhouse gas emission reduction measures, as identified in the City's Climate Action Plan: ▪ The ATF complex shall include a solar photovoltaic system. ▪ The ATF complex shall include recycling receptacles.	Review site plans for the ATF complex to verify compliance	Prior to the issuance of a building permit for the ATF complex	Once	City of Pismo Beach			
Hazard and Hazardous Materials							
HAZ-1(a): Hazardous Materials Management and Spill Prevention and Control Plan							
Prior to the start of construction, the construction contractor(s) shall prepare a Hazardous Materials Management and Spill Prevention and Control Plan (HMMSPCP) that includes a project-specific contingency plan for hazardous materials and waste operations. The HMMSPCP shall be applicable to construction activities and shall establish policies and procedures according to	1. Include requirements for HMMSPCP in construction contractor specifications 2. Review HMMSPCP to verify compliance	1. Prior to the start of construction of each project component 2. Prior to the start of construction of each project component	1. Once for each set of contractor specifications 2. Once for each project component	City of Pismo Beach			

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applicable codes and regulations, including but not limited to the California Building and Fire Codes and federal and California Division of Occupational Safety and Health regulations, to minimize risks associated with hazardous materials spills. Elements of the HMMSPCP shall include, but would not be limited to the following: ▪ A discussion of hazardous materials management, including delineation of hazardous material storage areas, access and egress routes, waterways, emergency assembly areas, and temporary hazardous waste storage areas; ▪ Notification and documentation of procedures; and ▪ Spill control and countermeasures, including employee spill prevention/response training.	3. Field verify implementation of HMMSPCP	3. During construction of each project component	3. Periodically during construction of each project component				
HAZ-1(b): Preparation of Hazardous Materials Business Plan							
A Hazardous Materials Business Plan (HMBP) shall be prepared for the ATF complex. The HMBP shall include, at a minimum, a hazardous materials inventory, site plan, emergency response plan, and requirements for employee training. The HMBP shall be prepared prior to issuance of a certificate of occupancy for the ATF complex. The HMBP shall inform staff and contractors of the chemicals that may be used at the site and how to respond to potential hazardous material emergencies or exposure. Signage specified in the HMBP shall be posted at the ATF complex and at associated chemical storage areas, and a copy of the hazardous materials inventory, site plan, and emergency response plan shall be kept at each chemical storage area. The hazardous materials inventory shall be consistent with chemicals ordered during	Prepare and review HMBP to verify compliance	Prior to the issuance of a certificate of occupancy for the ATF complex	Once	City of Pismo Beach			

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					Initial	Date	Comments
operation and maintenance of the ATF complex.							
Hydrology and Water Quality							
HWQ-1: Initial Quarterly Radioactivity Testing							
Initial quarterly monitoring of reverse osmosis concentrate will be conducted at the full-scale facility for the first year of operation to establish future monitoring requirements and possible additional analysis of beta/photon emitters. If monitoring detects violations of the maximum contaminant level for radioactivity specified by California Code of Regulations Title 22, Division 4, Chapter 15, Article 5, Section 64443 occur, these exceedances shall be resolved. Potential treatment process to resolve identified exceedances would include, but would not be limited to, ion exchange, lime softening, and coagulation filtration. Source control could also be used to resolve identified exceedances.	1. Review results of initial quarterly monitoring 2. If needed, field verify installation of additional treatment process(es) and results of follow-up monitoring	1. At the end of the first year of operation 2. After installation of additional treatment process(es), if needed	1. Once 2. Once	City of Pismo Beach			
Noise							
N-1: Construction Noise Reduction Measures							
The following construction noise reduction measures shall be implemented during project construction activities: ▪ Construction of individual injection, monitoring, and production wells located within 0.25 mile of each other shall be scheduled so as not to overlap to the extent practicable. ▪ Construction of the water distribution/agricultural irrigation pipelines and ATF complex shall be scheduled so as not to overlap with construction of the injection, monitoring, and production wells to the extent practicable.	1. Include construction noise measures in construction contractor specifications, as applicable 2. Coordinate with the County of San Luis Obispo for temporary campsite closures 3. Provide non-automated telephone number for local residents to submit complaints 4. Field verify compliance with construction noise reduction measures 5. Prepare and review acoustical analysis for new production well	1. Prior to the start of construction of each project component 2. Prior to the start of construction 3. Prior to the start of construction 4. During construction 5. Upon selection of location of new production well	1. Once for each set of contractor specifications 2. Once 3. Once for each project component 4. Periodically 5. Once	City of Pismo Beach			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
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▪ Noise-generating construction activities associated with IW-5A, IW-5B, and MW-5A/5B/5C shall not occur on the same days as noise-generating construction activities for the South San Luis Obispo County Sanitation District Wastewater Redundancy Project to the extent practicable. ▪ Whenever possible, construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels. ▪ The City shall provide temporary housing accommodation via hotel or other comparable accommodation for the duration of 24-hour well drilling activities for residents and hotel/motel/campground guests in Grover Beach within 100 feet of construction equipment used for 24-hour well drilling activities and for residents and hotel/motel/ campground guests in unincorporated San Luis Obispo County within 175 feet of construction equipment used for 24-hour well drilling activities.. ▪ All heavy-duty stationary construction equipment shall be placed so that emitted noise is directed away from the nearest sensitive receivers. ▪ During injection, production and monitoring well construction, all equipment, fixed or mobile, shall be operated with closed engine doors and shall be equipped with properly operating and maintained critical grade mufflers consistent with manufacturers' standards. ▪ During injection, production and monitoring well construction, the City's	6. Implement recommended construction noise reduction measures for new production well, as needed	6. Prior to the start of construction	6. Once				

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contractor(s) shall use portable sound enclosures for all generators and air compressors that provide at least a 10-dBA reduction in noise levels. ▪ During injection, production and monitoring well construction, the City's contractor(s) shall install temporary sound barriers/blankets of sufficient height and length to break the line-of-sight between the engines of heavy-duty equipment and nearby sensitive receivers. All temporary barriers/blankets shall be constructed of material with a minimum weight of two pounds per square foot and shall be continuous with no gaps or holes between panels or the ground. Sound blankets on individual pieces of construction equipment may also be used in place of temporary sound barriers and shall be of sufficient length to overlap each other and the ground surface. Temporary sound barriers and/or blankets shall be installed for the entire duration of the well drilling phase for each injection and monitoring well. Temporary sound barriers shall meet the following specifications for each location. Alternatively, the City can choose to instead provide temporary housing accommodation via hotel or other comparable accommodation for the duration of 24-hour well drilling activities for residents and hotel/motel guests in Grover Beach within 550 feet of construction equipment used for 24-hour well drilling activities and for residents and hotel/motel guests in unincorporated San Luis Obispo County within 1,750 feet of construction equipment used for 24-hour well drilling activities, which would achieve an equivalent level of noise reduction.							

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▫ **IW-1 (Well Drilling)**. The barrier shall be at least 13 feet in height and shall be installed along the northern, southern and eastern edges of the construction site. The barrier shall be installed around the construction site boundaries during nighttime construction activities (10:00 p.m. to 7:00 a.m.). If sound blankets are used, they shall be a minimum Sound Transmission Class (STC) rating of 16. ▫ **IW-2A and IW-2B (Well Drilling)**. The barrier shall be at least 13 feet in height and shall surround all active heavy-duty equipment at the construction sites during nighttime construction activities (10:00 p.m. to 7:00 a.m.). The barrier shall be installed at least 50 feet in length along the southern, eastern, and northern edges of the construction site boundaries. If sound blankets are used, they shall be a minimum STC rating of 9. ▫ **IW-3, IW-2 Alternate, MW-2A/2B/2C Alternate, and MW-4A/4B (Well Drilling)**. The barrier shall be at least 17 feet in height, surround all active heavy-duty equipment at the construction sites, and installed around the construction site boundaries during nighttime construction activities (10:00 p.m. to 7:00 a.m.)~~.~~. If sound blankets are used, they shall be a minimum STC rating of 15. ▫ **IW-4 Alternate (Well Drilling).** The barrier shall be at least 24 feet in							

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height, surround all active heavy-duty equipment at the construction sites, and installed around the construction site boundaries during nighttime construction activities (10:00 p.m. to 7:00 a.m.). If sound blankets are used, they shall be a minimum STC rating of 19. ▫ **IW-5A, IW-5B, and MW-5A/5B/5C (Well Drilling)**. The barrier shall be at least 13 feet in height and shall be installed along the western and northern edges of the construction sites during nighttime construction activities (10:00 p.m. to 7:00 a.m.). If sound blankets are used, they shall be a minimum STC rating of 8. ▫ **MW-1A/1B, MW-1A/1B Alternate, and MW-1C/1D Alternate (Well Drilling)**. The barrier shall be at least 17 feet in height, surround all active heavy-duty equipment at the construction sites, and be installed around the construction site boundaries during all well drilling/installation activities. If sound blankets are used, they shall be a minimum STC rating of 15. ▫ **MW-1C/1D (Well Drilling)**. The barrier shall be at least 15 feet in height, surround all active heavy-duty equipment at the construction sites, and be installed around the construction site boundaries during all well drilling/installation activities. If sound blankets are used, they shall be a minimum STC rating of 15.							

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▫ **MW-2A/2B/2C (Well Drilling)**. The barrier shall be at least 17 feet in height, surround all active heavy-duty equipment at the construction sites, and be installed around the construction site boundaries during nighttime construction activities (10:00 p.m. to 7:00 a.m.). If sound blankets are used, they shall be a minimum STC rating of 15. ▫ **MW-2D/2E/2F (Well Drilling).** The barrier shall be at least 10 feet in height and shall be installed along the western and southern edges of the construction site during nighttime construction activities (10:00 p.m. to 7:00 a.m.). If sound blankets are used, they shall be a minimum STC rating of 5. ▫ **MW-3C/3D (Well Drilling).** The barrier shall be at least 17 feet in height and shall be installed along the western, southern, and eastern edges of the construction site during nighttime construction activities (10:00 p.m. to 7:00 a.m.). If sound blankets are used, they shall be a minimum STC rating of 20. ▫ **MW-4C/4D (Well Drilling)**. The barrier shall be at least 14 feet in height, surround all active heavy-duty equipment at the construction sites, and be installed around the construction site boundaries during nighttime construction activities (10:00 p.m. to 7:00 a.m.). If sound blankets are used, they shall be a minimum STC rating of 11.							

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▫ **MW-5D/5E/5F (Well Drilling)**. The barrier shall be at least 24 feet in height and surround all active heavy-duty equipment at the construction sites during nighttime construction activities (10:00 p.m. to 7:00 a.m.). If sound blankets are used, they shall be a minimum STC rating of 20. ▫ **MW-NMCA North A/B/C (Well Drilling).** The barrier shall be at least 17 feet in height and shall be installed along the southern edge of the construction site during nighttime construction activities (10:00 p.m. to 7:00 a.m.). If sound blankets are used, they shall be a minimum STC rating of 14. ▫ **MW-NMCA South A/B/C (Well Drilling).** The barrier shall be at least 10 feet in height and shall be installed along the northern and eastern edges of the construction site during nighttime construction activities (10:00 p.m. to 7:00 a.m.). If sound blankets are used, they shall be a minimum STC rating of 5. ▫ **PB-23 (Well Drilling).** The barrier shall be at least 13 feet in height and shall be installed around the construction site boundaries during nighttime construction activities (10:00 p.m. to 7:00 a.m.). If sound blankets are used, they shall be a minimum STC rating of 9. ▪ The City shall provide a non-automated telephone number for local residents to call to submit complaints associated with construction noise during all phases of							

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construction. The City shall maintain a log of complaints and shall address complaints to minimize noise issues for neighbors. ▪ Upon selection of the location of the new production well, an acoustical analysis shall be prepared by a qualified professional to determine the construction noise reduction measures necessary to reduce daytime exterior construction noise levels to at or below 80 dBA Leq at the nearest sensitive receivers and nighttime exterior construction noise levels to at or below 55 dBA Leq at the nearest sensitive receivers. The acoustical analysis shall only evaluate the construction noise impacts of the new production well if proposed construction activities are located within 1,620 feet of sensitive receivers, as measured from the center of the construction site. The acoustical analysis shall include the following components: ▫ Identification of the nearest noise-sensitive receivers to the location of the new production well; ▫ Quantitative analysis of construction noise levels for the production well at the nearest noise-sensitive receivers; and ▫ Identification of noise reduction measures that would achieve compliance with the aforementioned exterior daytime and nighttime noise standards. These measures may include, but would not be limited to, use of mufflers, portable sound enclosures, and temporary sound barriers and/or blankets.							

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▫ The City or its contractor(s) shall implement all noise reduction measures identified in the acoustical analysis.							
N-2: Acoustical Analysis of ATF Complex Operations							
Upon completion of the 30 percent design for the ATF complex and selection of equipment, an acoustical analysis shall be prepared to determine whether combined operational noise levels from stationary noise-generating equipment, including but not limited to the pump station, heating, ventilation, and air conditioning equipment, and treatment equipment, will exceed the following noise standards: ▪ Exterior noise level limits, measured at the property line of residential land use (Grover Beach Municipal Code Section 3120.8, Table 1): ▫ 60 dBA L_{eq} from 7:00 a.m. to 10:00 p.m. ▫ 55 dBA L_{eq} from 10:00 p.m. to 7:00 a.m. ▪ Stationary equipment noise standards, measured at the property line of the receiving land use (Grover Beach Municipal Code Section 3120.10[B][6]):[1] ▫ 60 dBA L_{eq} from 7:00 a.m. to 10:00 p.m. at single-family residential land uses ▫ 65 dBA L_{eq} from 7:00 a.m. to 10:00 p.m. at multi-family residential land uses ▫ 70 dBA L_{eq} from 7:00 a.m. to 10:00 p.m. at mixed use residential/commercial land uses ▪ Interior noise limits, measured at the interior of habitable rooms (i.e., bedrooms, kitchens, living rooms, dining rooms) of the	1. Prepare and review acoustical analysis for the ATF complex 2. Implement recommended noise attenuation measures for the ATF complex, as needed	1. Upon completion of 30 percent design of ATF complex 2. Prior to the issue of a building permit for the ATF complex	1. Once 2. Once	City of Pismo Beach			

[1] Per GBMC Section 3120.10(B)(6), any stationary noise source that operates between the hours of 10:00 p.m. and 7:00 a.m. is required to obtain an Exception Permit.

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affected residential use (Grover Beach Municipal Code Section 3120.9): ▫ 45 dBA L_{eq} from 7:00 a.m. to 10:00 p.m. ▫ 40 dBA L_{eq} from 10:00 p.m. to 7:00 a.m. If operational noise levels would exceed any of the noise level limits, the acoustical analysis shall provide recommended attenuation measures to reduce operational noise levels below the standards. The City shall implement these measures at the ATF complex. Measures may include, but would not be limited to: ▪ Siting the pump station and/or HVAC equipment away from noise-sensitive land uses ▪ Orienting the pump station and/or ATF building such that louvers face away from noise-sensitive land uses ▪ Installing a sound barrier (e.g., a wall, berm, or combination or both) of sufficient height and length to break the line of sight between noise-sensitive land uses and noise sources at the ATF complex ▪ Screening HVAC equipment ▪ Installing HVAC equipment on the rooftop rather than at ground-level							
Transportation							
T-1: Transportation Management Plan							
A Transportation Management Plan (TMP) shall be developed and implemented by the City, South San Luis Obispo County Sanitation District, and/or their construction contractor(s) during construction of the proposed project. The TMP shall conform to California Department of Transportation's (Caltrans) Transportation Management Plan Guidelines and shall include but is not limited to:	1. Prepare TMP and submit for approval to the County of San Luis Obispo Department of Planning and Building and the City of Grover Beach Community Development 2. Review preliminary report of existing roadway conditions	1. Prior to the start of construction of each project component 2. Prior to the start of construction of water	1. Once for each project component 2. Once for each project component	City of Pismo Beach			

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▪ **Construction Traffic Routes and Staging Locations:** The TMP shall identify construction staging site locations and potential road closures, alternate routes for detours, and planned truck routes for construction-related vehicle traffic, including but not limited to haul trucks, material delivery trucks, and equipment delivery trucks. It shall also identify alternative safe routes and policies to maintain safety along bicycle and pedestrian routes during construction. Construction traffic routes shall avoid local residential streets to the maximum extent practicable. Staging locations, alternate detour routes, and construction traffic routes shall avoid other active construction projects within 0.25 mile of the project construction sites to the maximum extent practicable. ▪ **Damage Repair:** The TMP shall include the following requirements to minimize damage to the existing roadway network: ▫ A list of precautionary measures to protect the existing roadway network, including but not limited to pavements, curbs, gutters, sidewalks, and drainage structures, shall be outlined. The construction contractor(s) shall be required to implement these measures throughout the duration of construction of the pipelines. ▫ The roadway network along the proposed water distribution alignment(s) shall be surveyed prior to the start of project construction activities, and existing roadway conditions shall be summarized in a brief report.	distribution pipelines 3. Review reports of any damage and associated repairs to the roadway network 4. Review documentation of coordination with emergency services, recreation facilities, South County Transit, schools, Caltrans, and nearby construction sites 5. Review documentation of public notification 6. Field verify implementation of TMP measures	3. During construction of water distribution pipelines 4. Prior to the start of construction each project component 5. Prior to the start of construction each project component 6. During construction of each project component	3. Once for each project component 4. Once for each project component 5. Once 6. Periodically during construction of each project component				

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▫ Any damage to the roadway network that occurs as a result of project construction activities shall be noted, and the project sponsors shall repair all damage. ▪ **Coordination with Emergency Services:** The TMP shall include requirements to notify local emergency response providers, including Five Cities Fire Authority, the San Luis Obispo Sheriff Department, ambulance services, and paramedic services at least one week prior to the start of work within public rights-of-way if lane and/or road closures are required. To the extent possible, the City shall minimize the duration of disruptions/closures to roadways and critical access points for emergency services. ▪ **Coordination with Recreation Facilities:** The TMP shall require coordination with owners/operators of any affected recreational facilities to minimize the duration of disruptions/closures to recreational facilities, trails, and adjacent access points. ▪ **Coordination with South County Transit:** If the proposed project will affect access to existing South County Transit bus stops, the TMP shall also include temporary, alternative bus stops and directional signage, as determined in coordination with South County Transit. ▪ **Coordination with Schools:** The TMP shall require coordination with the Lucia Mar Unified School District in the study area to minimize construction impacts during the regular school year. ▪ **Coordinate with Caltrans:** If the proposed project requires lane and/or road closures							

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of SR 1, the TMP shall require coordination with Caltrans to ensure the TMP conforms with Caltrans' Transportation Management Plan Guidelines. ▪ **Coordination with Nearby Construction Sites**: The TMP shall identify all active construction projects within 0.25 mile of project construction sites and require coordination with the applicants and/or contractors of these projects during all phases of construction regarding the following: ▫ All temporary lane and/or roadway closures shall be coordinated to limit overlap of roadway closures ▫ All major deliveries and haul truck trips shall be coordinated to limit the occurrence of simultaneous deliveries and haul truck trips ▫ The City, its contractor(s), or its representative(s) shall meet on a regular basis with the applicant(s), contractor(s) or their representative(s) of active construction projects within 0.25 mile of the project construction sites during construction to address any outstanding issues related to construction traffic. ▪ **Transportation Control and Safety:** The TMP shall provide for traffic control measures including flag persons, warning signs, lights, barricades, cones, and/or detour routes to provide safe passage of vehicular, bicycle and pedestrian traffic and access by emergency responders. ▪ **Plan Approva**l: The TMP shall be submitted to County of San Luis Obispo Departments of Public Works and Parks &							

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Recreation (if park property is affected) and the City of Grover Beach Community Development Department for review and approval. ▪ **Public Notification:** Prior to the start of construction, written notice shall be provided regarding potential land and/or road closures as described in the TMP. Notice shall be delivered to potentially affected properties within a 500-foot radius of the project construction sites. The notice shall contain a brief description of the work, work dates, and contact information of the City's Planning Division. The notice shall be delivered ten calendar days prior to beginning the work and again at two working days prior to beginning the work. The notice shall be in the form of a door hanger made of index paper with a size of 14 inches by 4.5 inches. The notice shall be printed in both in English and Spanish. A revised notice shall be delivered in the event of delays in schedule as soon as reasonably possible after a delay is identified and the revised schedule is known.							

IW = injection well; MW = monitoring well; dBA = A-weighted decibel; L_{eq} = equivalent noise level