



Ken-Mar Gardens, Halcyon Water System, Halcyon Estates, and Grande Mobile Manor Consolidation Project

Mitigation Monitoring and Reporting Program (SCH#2024041238)

prepared by

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Mitigation Monitoring and Reporting Program

The Subsequent Initial Study-Mitigated Negative Declaration (IS-MND) for the Ken-Mar Gardens, Halcyon Water System, Halcyon Estates, and Grande Mobile Manor Consolidation Project (project), which is tiered from the 2024 Final IS-MND adopted by OCSD for the Waterline Improvement Project, identifies the mitigation measures required to reduce the environmental impacts associated with the project to less-than-significant levels. The California Environmental Quality Act (CEQA) requires a public agency to adopt a monitoring and reporting program for assessing and ensuring compliance with any required mitigation measures applied to a proposed project. As stated in Public Resources Code Section 21081.6(a)(1):

“The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.”

Section 21081.6 also provides general guidelines for implementing mitigation monitoring programs and indicates that specific reporting and/or monitoring requirements, to be enforced during project implementation, shall be defined as part of making findings or adopting a mitigated negative declaration.

The mitigation monitoring table lists the identified mitigation measures for the project. To ensure the mitigation measures are properly implemented, a monitoring program has been devised and identifies the timing and responsibility for monitoring each measure.

The first column identifies mitigation measures that were identified in the Final Subsequent IS-MND. The second column, entitled “Action Required,” refers to the monitoring action that must be taken to ensure the mitigation measure’s implementation. The third column, entitled “Monitoring Timing,” refers to when the monitoring will occur to ensure that the mitigation action is complete. The fourth column, entitled “Monitoring Frequency,” refers to how often the monitoring will occur to ensure that the mitigation action is complete. The fifth column, entitled “Responsible Agency,” refers to the agency responsible for oversight or ensuring that the mitigation measure is implemented. The “Compliance Verification” columns are where the agency responsible for oversight verifies that the measures have been implemented by signing and dating when each measure is completed along with indicating any relevant notes.

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
Biological Resources							
BIO-1: General Best Management Practices							
General requirements that shall be followed by construction personnel are listed below. • Prior to project mobilization, limits of construction work adjacent to monarch butterfly overwintering sites, including near the Halcyon Water System Consolidation, and silver dune lupine – mock heather scrub habitats, including along Segments 1-5, 1-7, 1-11, and 3-4, shall be clearly delineated with orange construction fencing or similar highly visible material and maintained throughout the duration of construction. Silt fencing or similar exclusion fencing shall be installed along the limits of construction work adjacent to Oceano Lagoon and its associated riparian habitat, including along Segments 2-1 and 2-2. • No native vegetation with a diameter at breast height (DBH) of more than 4 in. shall be removed or damaged without approval by an approved biologist. Vegetation trimming shall be minimized to the extent feasible. • Staging and parking areas shall be limited to previously disturbed areas comprising ruderal vegetation, ornamental landscaping, and paved/graded areas, to the extent practicable. • Materials and equipment (when not in use) shall be stored on impervious surfaces or plastic ground covers to prevent spills or leakage and shall be stored at least 50 feet from streams and wetland features, as feasible.	Include the general requirements specified in Mitigation Measure BIO-1 in the construction contractor specifications. Ensure compliance during construction.	Prior to issuance of construction bid packages for construction activities. During construction.	Once. As needed.	Oceano Community Services District (OCSD)			

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- Adequate spill prevention and response equipment shall be maintained on site and readily available to implement to minimize impacts to the aquatic environment. - Construction materials and spoils shall be protected from stormwater runoff using temporary perimeter sediment barriers such as berms, silt fences, fiber rolls, covers, sand/gravel bags, and straw bale barriers, as appropriate. - Off-site tracking of loose construction materials and soil shall be implementing street sweeping, vacuuming, and rumble plates, as appropriate. - All vehicles and equipment shall be in good working condition and free of leaks. When vehicles or equipment are stationary, mats or drip pans shall be placed below vehicles to contain fluid leaks. The contractor shall prevent oil, petroleum products, or any other pollutants from contaminating the soil or entering a watercourse (dry or otherwise). - Project-related vehicles shall adhere to a speed limit of 15 miles per hour. - If vehicle or equipment maintenance is necessary, it shall be performed in the designated staging areas. - Fugitive dust from ground disturbance activities shall be minimized using water trucks and covering of soil stockpiles. - Construction personnel shall adhere to all posted speed limits. - All food related trash shall be disposed of in closed containers and removed from the project site each day during the construction period. Construction personnel shall not feed or otherwise attract wildlife to the construction area.	(cont.) Include the general requirements specified in Mitigation Measure BIO-1 in the construction contractor specifications. (cont.) Ensure compliance during construction.	(cont.) Prior to issuance of construction bid packages for construction activities. (cont.) During construction.	(cont.) Once. (cont.) As needed.	(cont.) OCSD			

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At project completion, all project-generated debris, vehicles, building materials, and rubbish shall be removed from the project site. - Excavated material from trenching along any potentially jurisdictional feature shall be side cast away to prevent sediment deposition within the feature. - All open trenches shall be fenced and sloped to prevent entrapment of wildlife species. - All hollow posts and pipes shall be capped, and metal fence stakes shall be plugged with bolts or other plugging materials to prevent wildlife entrapment and mortality. - No pets shall be allowed on the project site. - No firearms shall be allowed on the project site. - Herbicides shall not be used on-site during construction. - Work shall be restricted to daylight hours. - While encounters with special status species are not likely or anticipated, any worker who inadvertently injures or kills a special status species or finds one dead, injured, or entrapped shall immediately report the incident to the construction foreman or biological monitor. The construction foreman or biological monitor shall immediately notify OCSD. - Before starting or moving construction vehicles, especially after a few days of non-operation, operators shall inspect under all vehicles to avoid impacts to any wildlife that may have sought refuge under equipment. All large building materials and pieces with crevices where wildlife can potentially hide shall be	(cont.) Include the general requirements specified in Mitigation Measure BIO-1 in the construction contractor specifications. (cont.) Ensure compliance during construction.	(cont.) Prior to issuance of construction bid packages for construction activities. (cont.) During construction.	(cont.) Once. (cont.) As needed.	(cont.) OCSD			

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inspected before moving. If wildlife is detected, a qualified biologist shall move wildlife out of harm's way or temporarily stop activities until the animal leaves the area. Threatened or endangered species can only be moved with authorization of the United States Fish and Wildlife Service (USFWS) and/or California Department of Fish and Wildlife (CDFW), as applicable.	(cont.) Include the general requirements specified in Mitigation Measure BIO-1 in the construction contractor specifications. (cont.) Ensure compliance during construction.	(cont.) Prior to issuance of construction bid packages for construction activities. (cont.) During construction.	(cont.) Once. (cont.) As needed.	(cont.) OCSD			
BIO-2: Worker Environmental Awareness Training							
Prior to the initiation of the project, an approved biologist shall present a pre-project environmental education program for all personnel working at the site, which shall be focused on conditions and protocols necessary to avoid and minimize potential impacts to biological resources. Prior to initiation of all construction activities (including staging and mobilization), all personnel associated with project construction shall attend a Worker Environmental Awareness Program (WEAP) training, conducted by a qualified biologist, to aid workers in recognizing special status biological resources potentially occurring in the project site. This training will include information about the special status species with potential to occur in the project area. The specifics of this program shall include identification of special status species and habitats, a description of the regulatory status and general ecological characteristics of special status resources, and review of the limits of construction and measures required to avoid and minimize impacts to biological resources within the project site. A fact sheet conveying this information shall also be prepared for distribution to all contractors, their employees, and other personnel involved	Verify the WEAP was presented and verify attendance by all personnel working on-site.	Prior to initiation of construction activities.	Once, and as needed if new personnel join the construction team.	OCSD			

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with construction of the project. All employees shall sign a form provided by the trainer documenting they have attended the WEAP and understand the information presented to them. The crew foreman shall be responsible for ensuring crew members adhere to the guidelines and restrictions designed to avoid impacts to special status species.	(cont.) Verify the WEAP was presented and verify attendance by all personnel working on-site.	(cont.) Prior to initiation of construction activities.	(cont.) Once, and as needed if new personnel join the construction team.	(cont.) OCSD			
BIO-3: Invasive Plant Species Control							
Invasive plant species, for the purpose of this document, shall include all species with a California Invasive Plant Council (Cal-IPC) rating of moderate or high. Construction personnel and equipment shall be free of invasive plant seeds, propagules, and any material which may contain them (e.g., soil) prior to entering the project site. All potentially contaminated equipment will be carefully cleaned prior to the initiation of project activities. Staging areas and access routes shall avoid weed infestations and infestations within the project site and shall be flagged and avoided to the maximum extent feasible. Only certified weed-free materials (e.g., gravel, straw, and fill) will be used for the project.	Include the requirements specified in Mitigation Measure BIO-3 in the construction contractor specifications.	Prior to issuance of construction bid packages for construction activities.	Once.	OCSD			

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BIO-4: Pre-construction Special Status Wildlife Surveys							
Within seven days of any planned ground disturbance, a qualified biologist shall conduct pre-construction surveys of the project site prior to the initiation of project activities occurring within or adjacent to habitat suitable for special status wildlife species, specifically Segments 1-5, 1-11, 2-1, 2-2, and 3-4. If non-listed status species are detected within the project site, the approved biologist shall relocate the species out of harm's way; state and/or federally listed species may not be handled unless authorized by the CDFW and/or USFWS, as applicable.	Verify a qualified biologist conducts a pre-activity survey, relocates non-listed status species when detected, and coordinates with CDFW and/or USFWS as applicable prior to handling listed species when detected.	Within seven days before any planned ground disturbance.	Once, or as needed if work pauses for more than seven days.	OCSD			
BIO-5: Pre-construction Nesting Bird Surveys							
To avoid disturbance of nesting birds, including special status species and birds protected by the Migratory Bird Treaty Act and California Fish and Game Code Section 3503, project activities shall occur outside of the breeding season for migratory birds (generally February 1 through August 31), if feasible. If construction must occur during the breeding season, then a pre-construction nesting bird survey shall be conducted no more than seven days prior to the initiation of project activities. The nesting bird pre-construction survey shall be conducted on foot inside the project site and include a 500-foot buffer for raptors and a 300-foot buffer for all other species, unless reduced buffers are recommended by a site-specific Biological Resources Assessment. The survey shall be conducted by a biologist familiar with the identification of avian species known to occur along the central coast of California. If nests are found, an avoidance buffer of up to 500 feet for raptors and up to 300 feet for non-raptors	Schedule construction activities to commence between September 1 to January 31, if feasible.	Prior to construction.	Once.	OCSD			
	If project construction commences between February 1 to August 31, retain a qualified biologist to conduct a pre-construction nesting bird survey and establish buffer areas, if necessary.	No more than seven days prior to initiation of project activities.	Once, or as needed if work pauses for more than seven days.				
	Verify compliance with avoidance requirements if nests are found.	During construction.	As needed.				

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(dependent upon the species, the proposed work activity, and existing disturbances associated with land use outside of the workspace) shall be determined and demarcated by the biologist with construction fencing, flagging, or other means to mark the boundary. Intrusion into the buffer may be conducted at the discretion of the biologist.	(cont.) Schedule construction activities to commence between September 1 to January 31, if feasible.	(cont.) Prior to construction.	(cont.) Once.				
	(cont.) If project construction commences between February 1 to August 31, retain a qualified biologist to conduct a pre-construction nesting bird survey and establish buffer areas, if necessary.	(cont.) No more than seven days prior to initiation of project activities.	(cont.) Once, or as needed if work pauses for more than seven days.				
	(cont.) Verify compliance with avoidance requirements if nests are found.	(cont.) During construction.	(cont.) As needed.				
BIO-6: Biological Monitoring							
An approved biologist shall be on-site during all project-related activities occurring adjacent to sensitive habitat and/or habitat suitable for special status species, specifically Segments 1-5, 1-11, 2-1, 2-2, and 3-4. The approved biologist shall ensure that all mitigation measures are adhered to and should provide recommendations to avoid impacts to biological resources. If non-listed special-status wildlife species are observed within the project site during project activities, the approved biologist shall relocate the species out of harm's way. State and/or federally listed species, including candidate species, may not be handled unless authorized by the CDFW and/or USFWS, as applicable. The biologist shall have the authority to temporarily halt or redirect work to avoid impacts to special status plant and wildlife species or other protected biological resources.	Verify a qualified biologist conducts monitoring during project activity at the specified segments.	During construction.	Ongoing.	OCSD			

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BIO-7: Protected Tree Measures							
A Protected Tree Survey of all protected trees under the County definition that occur within 20 feet of proposed ground disturbance shall be conducted prior to project initiation. The Protected Tree Survey shall determine the number, location, and protection class of each tree in the project site and shall assess any potential project-related impacts. If protected trees are to be impacted and/or removed, a Tree Protection Plan and a Tree Replacement Plan (as applicable) shall be developed prior to the implementation of the project. Fencing (at least 3 feet high, highly visible, staked to prevent collapse, and includes signage placed in 15-foot intervals identifying the protection area) shall be installed along the dripline of all protected trees that have a dripline that overlaps with the project site. No work shall be permitted within the fencing unless overseen by an approved arborist and approved by OCSD. All protective fencing shall be maintained throughout the duration of the project.	Verify a protected tree survey is conducted by an approved arborist.	Prior to initiation of ground disturbance.	Once.	OCSD			
	If protected trees would be impacted or removed, prepare and implement a Tree Protection Plan or Tree Replacement Plan, as applicable.	If protected trees would be impacted or removed.	As needed.				
	Verify fencing is installed along the dripline of all protected trees overlapping the project site, and verify no work is conducted within fencing prior to retaining an approved arborist.	Prior to construction following the protected tree survey.	As needed.				
BIO-8: Monarch Butterfly Avoidance and Minimization							
Project construction activities within 300 feet of overwintering sites in the vicinity of the Halcyon Water System Consolidation (i.e., eucalyptus stands south of the termini of Helena Street and Dower Avenue and south of The Pike), including equipment staging, grading, and construction, shall be avoided during the monarch butterfly overwintering season between October 15 through March 15, if practicable. In the event project activities must occur during the overwintering season within the 300-foot buffer, a qualified biologist shall conduct surveys for roosting monarch butterflies	Schedule construction activities to occur between March 16 and October 14, if practicable.	Prior to construction.	Once.	OCSD			
	If project construction occurs between October 15 and March 15, retain a qualified biologist to conduct surveys for roosting monarch butterflies to confirm presence at overwintering sites, identify aggregation	During construction during the overwintering season.	Every two weeks.				

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every two weeks during the overwintering season to confirm presence and identify aggregation locations. If observed, the qualified biologist shall establish a protective buffer, ranging from 100 to 300 feet from the roosting site in which monarch butterflies are aggregating. The buffer shall be delineated on site by the biologist with flagging or staking visible to construction personnel. The construction contractor shall ensure no construction occurs within the protective buffer, including staging of equipment or stopping or idling in the buffer, during the overwintering season. In the event construction activities, or other use of equipment, must occur within the protective buffer, the qualified biologist shall be present on site to monitor construction activities and determine if the work is disturbing the aggregated butterflies. If the biologist determines the work is disturbing the butterflies, the biologist shall stop work within the protective buffer. In addition, due to the regular movement of the butterflies and the locations of the aggregations, the biologist shall adjust the protective buffers, as necessary and at their discretion.	locations, and establish buffer areas, if necessary.			(cont.) OCSD			
	Verify compliance with avoidance requirements if roosting monarch butterflies are observed.	During construction.	As needed.				
	If construction activities, or other use of equipment, must occur within the buffer, retain a qualified biologist to monitor construction activities and determine if the work is disturbing the aggregated butterflies.	During construction.	As needed.				
Cultural Resources							
CR-1: Cultural Resources Sensitivity Training							
An archaeologist shall be retained to prepare and conduct a cultural resources sensitivity training (CRST) for all construction personnel prior to the commencement of any ground-disturbing activities for each project component located within the full-time monitoring and spot check monitoring areas, including for the Ken-Mar Gardens, Halcyon Water System, Halcyon Estates, and Grande Mobile Manor Consolidations. The training shall be conducted by an archaeologist under the direction of a	Verify the CRST was presented by a qualified archaeologist and verify attendance by all personnel working on-site.	Prior to initiation of any ground-disturbing activities within the identified full-time monitoring and spot check monitoring areas, including for the Ken-Mar Gardens, Halcyon Water System, Halcyon Estates, and Grande	Once, and as needed if new personnel join the construction team.	OCSD			

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qualified archaeologist who meets or exceeds the Secretary of Interior's Professional Qualification Standards for archaeology (National Park Service 1983). The initial CRST shall be given to all construction personnel, including but not limited to OCSD personnel, contractors, and subcontractors prior to their involvement in any ground-disturbing activities within the designated cultural resource sensitivity areas. Additional personnel who subsequently become involved in the project will also receive the training prior to their involvement in ground disturbing activities identified within the designated cultural resource sensitivity areas. This can be accomplished by additional in-person training sessions by the archaeologist or through the distribution of hardcopy or electronic training materials. All personnel that receive the CRST training shall sign a form that acknowledges receipt of the training. The CRST shall 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. The CRST will emphasize the requirement for confidentiality and culturally appropriate treatment of any discovery of significance to consulting tribes and will discuss appropriate behaviors and responsive actions, consistent with tribal values. Each consulting tribe shall be provided with an opportunity to review and provide input during development of the CRST and shall be afforded an opportunity to speak during its presentation.	Verify consulting tribes have an opportunity to review and provide input on the CRST and to speak during its presentation.	Mobile Manor Consolidations. During preparation and presentation of the CRST.	Once, and as needed if new personnel join the construction team.	(cont.) OCSD			

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CR-2: Cultural Resources Monitoring and Discovery Plan							
A Cultural Resources Monitoring and Discovery Plan (CRMDP) shall be developed and implemented prior to the commencement of project-related ground-disturbing activities to address potential impacts to the portions of known cultural resources (e.g., P-40-000394/CA-SLO-394, P-40-000406/CA-SLO-406) located within the APE in the event of a find during construction. The CRMDP shall include figures depicting where monitoring will be required for the project, outline the monitoring methods used during ground disturbing activities, stop work protocols in the event of a discovery, detailed treatment methods and discovery protocols, and treatment methods for rapid recovery and data recovery of any prehistoric site constituents of known cultural resources (e.g., P-40-000394/CA-SLO-394, P-40-000406/CA-SLO-406), if necessary. The CRMDP shall also specify: - Monitoring methods within resource boundaries, including stop-work authority and procedures - Protocol for recovery of artifacts, features, and soil samples - The type of equipment and methods, both mechanical and hand, that shall be used to conduct excavations - Types and level of analysis to be conducted on site constituents - Final disposition of any artifacts or samples Native American tribes consulting under AB 52 or Section 106 of the NHPA for the proposed undertaking shall be given the opportunity to consult on and review the CRMDP prior to its implementation.	Prepare and implement the CRMDP.	Prior to initiation of ground-disturbing activities.	Once.	OCSD			
	Verify consulting tribes have the opportunity to consult on and review the CRMDP.	Prior to implementation of the CRMDP.	Once.				

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CR-3: Archaeological and Native American Monitoring and Reporting							
During initial ground disturbance for the project, an archaeologist working under the direction of the qualified project archaeologist who meets or exceeds the Secretary of Interior’s Professional Qualification Standards for archaeology, and a locally-affiliated Native American representative shall monitor project-related ground-disturbing activities within the designated full-time monitoring areas as well as for the Ken-Mar Gardens Mobile Home Park, Halcyon Water System, Halcyon Estates, and Grande Mobile Manor Consolidations, and complete spot checks and review any accessible spoil piles and excavation areas within the designated spot check monitoring areas. Spot checks shall be conducted once weekly during ground disturbing construction activities within the designated areas. Native American monitoring duties shall alternate equally between the Coastal Band of the Chumash Nation, the Northern Chumash Tribal Council, the Salinan Tribe of Monterey, the Santa Ynez Band of Chumash Indians, and the yak tityu tityu yak tiłhini – Northern Chumash Tribe. If, during initial ground disturbance, the archaeologist in consultation with the qualified project archaeologist determines construction activities have little or no potential to impact cultural resources (e.g., excavations are within non-native soils or within a soil formation not expected to yield cultural resources deposits), the qualified archaeologist may recommend monitoring be reduced or eliminated. The archaeological and Native American monitors shall prepare daily monitoring logs for the project, to be appended to a	Verify a qualified archaeologist conducts monitoring at designated full-time monitoring areas as well as for the Ken-Mar Gardens Mobile Home Park, Halcyon Water System, Halcyon Estates, and Grande Mobile Manor Consolidations.	During ground-disturbing activities.	Ongoing.	OCSD			
	Verify a qualified archaeologist conducts spot checks and reviews accessible spoil piles and excavation areas within the designated spot check monitoring areas.	During ground-disturbing activities.	Once weekly.				
	Verify Native American monitoring duties alternate equally between the specified tribes.	During ground-disturbing activities.	Ongoing.				
	Verify daily monitoring logs are prepared and appended to a monitoring report.	During monitoring activities.	As needed.				
	Verify work is halted in the vicinity of identified cultural	When a cultural resource is identified.	As needed.				

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monitoring report completed at the end of project construction by the project archaeologist to document the results of the monitoring effort. If cultural resources are identified during initial monitoring, work in the immediate vicinity shall halt until CRMDP protocols have been implemented and the resource has been evaluated for significance.	resources until CRMDP protocols are implemented and the resource is evaluated.			(cont.) OCSD			
CR-4: Unanticipated Discovery of Cultural Resources							
In the event that archaeological resources are unexpectedly encountered during ground-disturbing activities, work within 50 feet of the find shall halt and an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (National Park Service 1983) shall be contacted immediately to evaluate the resource, if not already on site. If the resource is determined by the archaeologist in consultation with the qualified project archaeologist to be prehistoric, then a Native American representative shall also be contacted to participate in the evaluation of the resource, if not already on site. If the qualified archaeologist and/or Native American representative determines it to be appropriate, archaeological testing for National Register of Historic Places (NRHP)/California Register of Historical Resources (CRHR) eligibility shall be completed using the methods outlined in the CRMDP. If the resource proves to be eligible for the NRHP or CRHR and significant impacts to the resource cannot be avoided via project redesign, a qualified archaeologist shall prepare a data recovery plan tailored to the physical nature and characteristics of the resource pursuant to the requirements of CEQA Guidelines	Verify the construction contractor specifications require work within 50 feet be halted upon discovery of an archaeological resource.	Prior to issuance of construction bid packages for construction activities.	Once.	OCSD			
	Retain a qualified archaeologist to evaluate the find.	When an unanticipated archaeological resource is discovered.	As needed.				
	Contact a locally-affiliated Tribe if the find is prehistoric.	When a prehistoric resource is discovered.	As needed.				
	Complete archaeological testing for eligibility pursuant to CRMDP, if warranted.	As needed.	As needed.				
	Verify a data recovery plan is prepared.	If the resource is eligible for the NRHP or CRHR and	As needed.				

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Section 15126.4(b)(3)(C). The data recovery plan shall identify excavation methods, measurable objectives, and data thresholds to reduce any significant impacts to cultural resources related to the resource. Pursuant to the data recovery plan, the qualified archaeologist and Native American representative, as appropriate, shall recover and document the scientifically consequential information that justifies the resource's significance. OCSD shall review and approve the treatment plan and archaeological testing as appropriate, and the resulting documentation shall be submitted to Southern San Joaquin Valley Information Center pursuant to CEQA Guidelines Section 15126.4(b)(3)(C).	Review and approve the data recovery plan, and submit the documentation to Southern San Joaquin Valley Information Center.	significant impacts cannot be avoided. As needed.	As needed.	(cont.) OCSD			
Hazards and Hazardous Materials							
HAZ-1: Hazardous Materials Management and Spill Control Plan							
Before construction begins, the construction contractor shall develop and implement a Hazardous Materials Management and Spill Control Plan (HMMSCP) that includes a project-specific contingency plan for hazardous materials and waste operations. The HMMSCP shall establish policies and procedures consistent with applicable codes and regulations, including but not limited to the California Building and Fire Codes, as well United States Department of Labor OSHA and California OSHA regulations. The HMMSCP shall articulate hazardous materials handling practices to prevent the accidental spill or release of hazardous materials, and articulate a spill response plan in the event a spill occurs.	Include the requirements for a HMMSCP specified in Mitigation Measure HAZ-1 in the construction contractor specifications.	Prior to issuance of construction bid packages for construction activities.	Once.	OCSD			
	Verify implementation of the HMMSCP.	In the event of an accidental spill or release of hazardous materials.	As needed.				

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HAZ-2: Contaminated Soil Contingency Plan							
OCSD or its contractor(s) shall develop and implement a Contaminated Soil Contingency Plan that outlines provisions for treatment and/or disposal of contaminated soils. The Contaminated Soil Contingency Plan shall include a requirement for a qualified environmental consultant to prepare and administer a Worker Environmental Awareness Program training prior to the initiation of project-related ground disturbing activities. This training will aid workers in recognizing potential soil contamination that may occur along the project alignments. The specifics of this program will include an overview of properties along the segments that have the potential for soil contamination, the anticipated types and indicators of soil contamination, potential health hazards, and processes for properly addressing soil contamination if it is encountered. The Contaminated Soil Contingency Plan will also include a requirement for a qualified environmental consultant to monitor soil excavation and loading activities along those segments of the alignment where soil contamination is most likely to be encountered (e.g., any construction activities adjacent to the closed leaking underground storage tank site located near CIP Segment 2-3). If potential soil contamination is encountered, work in the area shall be halted and the qualified environmental consultant will assess the soil and evaluate whether contamination may be present. Depending on the nature and extent of the potential contamination, the qualified environmental consultant may determine that soil sampling is necessary to determine whether	Prepare a Contaminated Soil Contingency Plan, or include the requirements for a Contaminated Soil Contingency Plan specified in Mitigation Measure HAZ-2 in the construction contractor specifications.	Prior to initiation of construction activities, or prior to issuance of construction bid packages for construction activities.	Once.	OCSD			
	Verify implementation of the Contaminated Soil Contingency Plan.	During construction.	Ongoing.				

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contamination is present at concentrations that would require special handling, transportation or disposal requirements. The Contaminated Soil Contingency Plan shall also include processes for addressing unanticipated contaminated soil encountered during construction. At a minimum, a qualified environmental consultant will be retained on-call by OCSD, and if potential soil contamination is encountered, work will halt in the area and an assessment will be made by the on-call qualified environmental consultant to determine the nature and extent of the contamination and potential handling, transportation, and/or disposal requirements.	(cont.) Prepare a Contaminated Soil Contingency Plan, or include the requirements for a Contaminated Soil Contingency Plan specified in Mitigation Measure HAZ-2 in the construction contractor specifications. (cont.) Verify implementation of the Contaminated Soil Contingency Plan.	(cont.) Prior to initiation of construction activities, or prior to issuance of construction bid packages for construction activities. (cont.) During construction.	(cont.) Once. (cont.) Ongoing.	(cont.) OCSD			
Noise							
NOI-1: Construction Noise Reductions							
OCSD and the construction contractor shall reduce construction noise levels at the adjacent single-family residential uses to a noise level not to exceed the FTA's residential construction noise threshold of 80 dBA Leq (8 hour). This shall be accomplished through the following required measures:	Include the requirements specified in Mitigation Measure NOI-1 in the construction contractor specifications.	Prior to issuance of construction bid packages for construction activities.	Once.	OCSD			
- Installation of temporary sound barriers/blankets of sufficient height to break the line of sight between construction equipment and residences within 22 feet of construction equipment. The temporary barriers/blankets shall have a minimum sound transmission loss of 21 and noise reduction coefficient of 0.75. - At the construction area, provide a sign that includes a 24-hour telephone number for project information, and a procedure where a field engineer/construction	Verify compliance with required measures to reduce noise levels below the 80 dBA Leq threshold.	During construction.	Ongoing.				

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
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manager respond to and investigate noise complaints and take corrective action if necessary, in a timely manner. - If a noise complaint(s) is registered, the contractor shall retain a County-approved noise consultant to conduct noise measurements at the use(s) that registered the complaint. The noise measurements will be conducted for a minimum of one hour and will include one-minute intervals. The consultant shall prepare a letter report for code enforcement summarizing the measurements, calculation data used in determining impacts, and potential measures to reduce noise levels to the maximum extent feasible. The following measures may also be used to reduce noise levels: - The use of bells, whistles, alarms, and horns shall be restricted to safety warning purposes only. - Noise-reducing enclosures shall be used around stationary noise-generating equipment (e.g., compressors and generators) or located as far from sensitive receptors, as feasible.	(cont.) Include the requirements specified in Mitigation Measure NOI-1 in the construction contractor specifications. (cont.) Verify compliance with required measures to reduce noise levels below the 80 dBA Leq threshold.	(cont.) Prior to issuance of construction bid packages for construction activities. (cont.) During construction.	(cont.) Once. (cont.) Ongoing.	(cont.) OCSD			
Tribal Cultural Resources							
TCR-1: Unanticipated Discovery of Tribal Cultural Resources							
In the event cultural resources of Native American origin are identified during construction, all ground disturbing activities within a 50-foot radius of the find shall be halted and redirected until an archaeological monitor/or qualified archaeologist, if not already on site, has evaluated the nature and significance of the find. OCSD shall consult with the qualified project archaeologist and initiate Native American consultation	Verify the construction contractor specifications require work within 50 feet be halted upon discovery of a cultural resource of Native American origin until the resource has been evaluated.	Prior to issuance of construction bid packages for construction activities.	Once.	OCSD			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
procedures with the project's consulting tribes. If OCSD, in consultation with the Native American consulting tribes, determines that the resource is a tribal cultural resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with state guidelines and in consultation with the Coastal Band of the Chumash Nation, the Northern Chumash Tribal Council, the Salinan Tribe of Monterey, the Santa Ynez Band of Chumash Indians, and the yak tityu tityu yak tilhini – Northern Chumash Tribe. The mitigation plan may include avoidance of the resource, if avoidance of the resource is infeasible, the plan would outline the appropriate treatment of the resource in coordination with the archaeologist, if applicable, and Native American consulting tribes. The mitigation plan shall be reviewed and approved by OCSD within 30 days of discovery of the find(s). Work at the discovery location shall not resume until all necessary investigation and evaluation of the discovery under the requirements of CEQA have been satisfied.	Consult with Native American tribes.	When an unanticipated tribal cultural resource is discovered.	As needed.	(cont.) OCSD			
	Prepare and implement a mitigation plan within 30 days of discovery, in accordance with state guidelines and in consultation with the identified tribes.	If a discovery is identified as a tribal cultural resource.	As needed.				

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