

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 designed to ensure compliance with adopted mitigation measures during project implementation. For each mitigation measure recommended in the Final Initial Study-Mitigated Negative Declaration (Final IS-MND), specifications are made herein that identify the action required and the monitoring that must occur. In addition, a responsible agency is identified for verifying compliance with individual conditions of approval contained in this Mitigation Monitoring and Reporting Program.

| Mitigation Measure | Action Required | Monitoring Timing | Monitoring Frequency | Responsible Agency | Compliance Verification | | |
|---|--|---|----------------------|--------------------------|-------------------------|------|----------|
| | | | | | Initial | Date | Comments |
| Aesthetics | | | | | | | |
| <p>AES-1 Lighting Plan</p> <p>Prior to issuance of a building permit, a comprehensive lighting plan shall be submitted for review and approval by the City. The lighting plan shall be prepared using guidance and best practices endorsed by the International Dark Sky Association. The lighting plan shall address all aspects of the lighting, including but not limited to all buildings, infrastructure, and driveways. The lighting plan shall include the following at minimum:</p> <ol style="list-style-type: none"> The point source of all exterior lighting shall be shielded from offsite views. Light trespass from exterior lights shall be minimized by directing light downward and utilizing cut-off fixtures or shields. Illumination from exterior lights shall be the lowest level allowed by public safety standards. Exterior lighting shall be designed to not focus illumination onto exterior walls. Bright white-colored light shall not be used for exterior lighting. | <p>Verify implementation of lighting design details through review and approval of the lighting plan and building plans.</p> | <p>Prior to issuance of building permits for the project.</p> | <p>Once</p> | <p>City of Morro Bay</p> | | | |

| Mitigation Measure | Action Required | Monitoring Timing | Monitoring Frequency | Responsible Agency | Compliance Verification | | |
|---|--|---|--|--------------------|-------------------------|------|----------|
| | | | | | Initial | Date | Comments |
| Biological Resources | | | | | | | |
| BIO-1 Nesting Bird Mitigation Vegetation removal and initial site disturbance for any project elements shall be conducted between July 1 and January 31, outside of the nesting season for birds. If vegetation removal would occur during the bird nesting season (February 1 to June 30th), preconstruction nesting bird surveys shall be required to determine if any active nests are present on the project site. If no active nests are found, then no further mitigation shall be required. If any active nests are found that would be impacted by construction, then the nest sites shall be avoided with the establishment of a non-disturbance buffer zone around active nests as determined by a qualified biologist. Nest sites shall be avoided and protected with the non-disturbance buffer zone until the adults and young of the year are no longer reliant on the nest site for survival as determined by a qualified biologist. | Construction and grading plans shall clearly note this measure on applicable sheets, and be clearly visible to contractors and City inspectors. Inspect the site for compliance with the above requirement. | Review of construction and grading plans prior to issuance of building permits for the project. Review of construction monitoring activities throughout project construction. | Review of construction and grading plans: once. Project site inspection: periodically throughout construction activities. | City of Morro Bay | | | |
| BIO-2 Tree Replacement Eucalyptus trees removed shall be replaced at a ratio of two five-gallon trees, or one 15-gallon tree, for every tree removed. The replacement trees | Review landscape plans and verify implementation of the landscape plan on the project site. | Review landscape plans prior to issuance of building permits. Verify implementation of the landscape plan | Review landscape plans: once. Project site inspection to verify implementation of the | City of Morro Bay | | | |

| Mitigation Measure | Action Required | Monitoring Timing | Monitoring Frequency | Responsible Agency | Compliance Verification | | |
|--|---|---|--|--------------------|-------------------------|------|----------|
| | | | | | Initial | Date | Comments |
| may be planted on the project site, or on other privately-held lands within the property owners' permission, or presented to the City to plant on public lands. Replacement trees as appropriate for the site shall be incorporated into a landscape plan for the project, and if planted prior to construction of residences, shall be protected during construction to ensure their viability. | | prior to occupancy. | landscape plan: once. | | | | |
| Cultural Resources | | | | | | | |
| <p>CUL-1 Construction Monitoring</p> <p>A qualified archaeologist with experience in Northern Chumash Tribal Cultural materials and paleontologist shall monitor all groundbreaking and earthmoving activities within the project site. In the event that archaeological and historic artifacts are encountered during project construction, all work in the vicinity of the find will be halted until such time as the find is evaluated by a qualified archaeologist and appropriate mitigation (e.g., curation, preservation in place, etc.), if necessary, is implemented. If further testing is required as a result of encounter with archaeological or historic artifacts, a Northern Chumash monitor shall be</p> | Construction and grading plans shall clearly note this measure on applicable sheets, and be clearly visible to contractors and City inspectors. Inspect the site for compliance with the above requirement. | Review grading plans prior to issuance of building permits for the project. Review of construction monitoring activities throughout project construction. | Review grading plans: once. Project site inspection: periodically throughout construction activities. | City of Morro Bay | | | |

| Mitigation Measure | Action Required | Monitoring Timing | Monitoring Frequency | Responsible Agency | Compliance Verification | | |
|--|---|---|----------------------|--------------------------|-------------------------|------|----------|
| | | | | | Initial | Date | Comments |
| <p>retained for monitoring.</p> <p>In the event that buried or otherwise unknown cultural resources are discovered during construction, work shall be suspended and the City of Morro Bay shall be contacted immediately. Appropriate mitigation measures shall be developed by qualified archeologist or paleontologist if necessary. In the event that human remains are discovered during construction, if the coroner determines the remains are Native American, the NAHC shall be contacted and the remains shall be left in situ and protected until a decision is made on their final disposition.</p> | | | | | | | |
| Noise | | | | | | | |
| <p>N-1 Sound Transmission Class Rating for Wall/Window Assemblies</p> <p>To the extent feasible, habitable spaces in SFR homes will face away from State Route 1. Bathrooms, kitchens, corridors and closets are not habitable spaces. If habitable spaces face east toward State Route 1, a composite/combined wall/window assembly of Sound Transmission Class 33 facing the noise source is required to ensure that the interior habitable space noise level would be below 45 dBA CNEL.</p> | <p>Verify implementation of design details through review and approval of building plans.</p> | <p>Prior to issuance of building permits for the project.</p> | <p>Once</p> | <p>City of Morro Bay</p> | | | |