Mitigation Monitoring and Reporting Program

City of Pismo Beach General Plan/Local Coastal Plan Update

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), 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-1: Standard Mitigation for Construction Equipment							
AQ-1 Standard Mitigation for Construction Equipment. Proponents of individual land use projects, or other projects requiring grading or building permits, shall require construction contractors to incorporate the following standard mitigation measures, as applicable, to reduce reactive organic gases (ROG), nitrogen oxides (NO_X), and diesel particulate matter (DPM) emissions from construction equipment. Mitigation measures shall be listed on project construction plans and the project proponent shall perform periodic site inspections during construction to ensure that mitigation measures are being implemented. ▪ Maintain all construction equipment in proper condition according to manufacturer's specifications ▪ Fuel all off-road and portable diesel-powered equipment with California Air Resource's Board (CARB)-certified motor vehicle diesel fuel (non-taxed version suitable for use off-road) ▪ Use diesel construction equipment meeting 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 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 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 5 minutes. Signs shall be posted in the designated queuing areas and or job sites to remind drivers and operators of the 5 minute idling limit	1. Include standard mitigation measures on project construction plans 2. Field verify compliance with standard mitigation measures	1. Prior to start of construction 2. During all construction activities	1. Once for each set of project construction plans 2. Periodically	City of Pismo Beach			

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▪ When feasible for project-specific occasions, diesel idling within 1,000 feet of sensitive receptors is not permitted ▪ When feasible for project specific occasions, staging and queuing areas shall not be located within 1,000 feet of sensitive receptors ▪ Electrify equipment when feasible ▪ Substitute gasoline-powered in place of diesel-powered equipment, where feasible ▪ Use alternatively fueled construction equipment on-site where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel.							

DPM = Diesel Particulate Matter; NO_X = Nitrogen Oxide; ROG = Reactive Organic Gases