

Attachment 2

Exhibit B

MMRP

Mitigation Monitoring and Reporting Plan

Project File No./Name: **Nutwood Self Storage**

Approving Resolution No.: _____ by: ☐ Planning Commission ☒ City Council

Date: April 18, 2023

The following environmental mitigation measures were either incorporated into the approved plans or will be incorporated into the conditions of approval. Each and every mitigation measure listed below has been found by the approving body indicated above to lessen the level of environmental impact of the project to a level of non-significance. A completed and signed checklist for each mitigation measure indicates that it has been completed.

Explanation of Headings:

Type: Project, ongoing, cumulative

Monitoring Department or Agency: Department or Agency responsible for monitoring a particular mitigation measure

Shown on Plans: When a mitigation measure is shown on the plans, this column will be initialed and dated.

Verified Implementation: When a mitigation measure has been implemented, this column will be initialed and dated.

Remarks: Area for describing status of ongoing mitigation measure, or for other information.

Mitigation Measure PD22-13 / CUP22-13 / OTR23-01 / P22-0065 (Nutwood Self Storage)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
AQ-1: The following mitigation measures shall be implemented to reduce construction generated fugitive dust. These measures shall be shown on grading and building plans. a. Reduce the amount of disturbed area where possible. b. Use water trucks, SLOAPCD-approved dust suppressants (see Section 4.3 in the CEQA Air Quality Handbook), or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the District's limit of 20% opacity for greater than 3 minutes in any 60-minute period. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible. Please	Project	CDD	X	Notes shown on construction documents.	Prior to issuance of grading permit

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<p>note that since water use is a concern due to drought conditions, the contractor or builder shall consider the use of an APCD-approved dust suppressant where possible to reduce the amount of water used for dust control. For a list of suppressants, see Section 4.3 of the CEQA Air Quality Handbook.</p> <p>c. All dirt stockpile areas should be sprayed daily or covered with tarps or other dust barriers as needed.</p> <p>d. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible.</p> <p>In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.</p> <p>e. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between the top of load and top of trailer) in accordance with CVC Section 23114.</p> <p>f. "Track-Out" is defined as sand or soil that adheres to and/or agglomerates on the exterior surfaces of motor vehicles and/or equipment (including tires) that may then fall onto any highway or street as described in CVC Section 23113 and California Water Code 13304. To prevent 'track out', designate access points and require all employees, subcontractors, and others to use them. Install and operate a 'track-out prevention device' where vehicles enter and exit</p>					

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<p>unpaved roads onto paved streets. The ‘track-out prevention device’ can be any device or combination of devices that are effective at preventing track out, located at the point of intersection of an unpaved area and a paved road. Rumble strips or steel plate devices need periodic cleaning to be effective. If paved roadways accumulate tracked out soils, the trackout prevention device may need to be modified.</p> <p>g. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities.</p> <p>h. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating, non-invasive grass seed and watered until vegetation is established.</p> <p>i. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the SLOAPCD.</p> <p>j. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.</p> <p>k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads.</p>					

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<p>Water sweepers with reclaimed water should be used where possible. Roads shall be pre-wetted prior to sweeping when possible.</p> <p>l. The burning of vegetative material shall be prohibited. Effective February 25, 2000, the APCD prohibited developmental burning of vegetative material within San Luis Obispo County. If you have any questions regarding these requirements, contact the SLOAPCD Engineering & Compliance Division at (805) 781-5912.</p> <p>m. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20% opacity, and to prevent the transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the SLOAPCD Compliance Division prior to the start of any grading, earthwork or demolition.</p>					
<p>AQ-2: The following measures shall be implemented to reduce construction emissions from on and off-road construction equipment (NOx, ROG, and DPM) and area sources. These measures shall be shown on grading and building plans:</p> <p>a. Maintain all construction equipment in proper tune according to manufacturer's specifications.</p>	<p>Project</p>	<p>CDD</p>	<p>X</p>	<p>Notes shown on construction documents.</p>	<p>Prior to issuance of grading permit</p>

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<p>b. Heavy-duty (50 horsepower or greater) diesel-fueled construction equipment shall meet, at a minimum, ARB's Tier 3 certified engines, or cleaner, off-road heavy-duty diesel engines; be fitted with diesel exhaust particulate filters in accordance with manufacturer recommendations; and, comply with the State Off-Road Regulation. Heavy-duty equipment with Tier 4 engines shall be used to the extent locally available. Where Tier 3, or cleaner, equipment is not available, incorporate diesel emission control strategies/retrofits, such that emission reductions achieved.</p> <p>equal or exceed that of a Tier 3 engine. Installing California Verified Diesel Emission Control Strategies. Verified diesel emissions control strategies can be found at: arb.ca.gov/diesel/verdev/vt/cvt.htm.</p> <p>c. When applicable, portable equipment, 50 horsepower (hp) or greater, used during construction activities shall be registered with the California statewide portable equipment registration program (issued by the California Air Resources Board) or be permitted by the APCD. Such equipment may include power screens, conveyors, internal combustion engines, crushers, portable generators, tub grinders, trammel screens, and portable plants (e.g., aggregate plant, asphalt plant, concrete plant). For more information, contact the SLOAPCD Engineering & Compliance Division at (805) 781-5912.</p>					

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<p>d. Use on-road heavy-duty trucks that meet the ARB's 2007 or cleaner certification standard for on road heavy-duty diesel engines and comply with the State On-Road Regulation.</p> <p>e. All on and off-road diesel equipment shall not idle when not in use. Signs shall be posted in the designated queuing areas and or job sites to remind drivers and operators of the 5-minute idling limit.</p> <p>f. Construction equipment staging areas shall be located at the furthest distance possible from nearby sensitive land uses.</p> <p>g. To the extent locally available, electrified or alternatively powered construction equipment shall be used.</p> <p>h. Construction of the proposed project shall use low-VOC content paints (e.g., 50 grams VOC per liter, or less).</p> <p>i. To the extent locally available, use prefinished building materials or materials that do not require the application of architectural coatings.</p> <p>j. Meet or exceed Cal Green Tier 2 standards</p>					
<p>AQ-3: The following mitigation measures shall be implemented to reduce the operational emissions generated by the project:</p> <p>a. The installation of wood burning or natural-gas fired hearths and appliances shall be prohibited.</p>	<p>Project</p>	<p>CDD</p>	<p>X</p>	<p>Notes shown on construction documents. Site inspection of signs.</p>	<p>Prior to issuance of grading permit Prior to issuance of grading permit</p>

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<ul style="list-style-type: none"> b. In accordance with ARB's <i>Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling</i>, Heavy-duty diesel-fueled truck idle time shall be limited to 5-minutes/truck when not in use. Signage shall be posted at loading areas to advise drivers of this requirement. c. Reduce fugitive dust from roads and parking areas with the use of paving or other materials. d. Implement driveway design standards (e.g., speed bumps, curved driveway) for self-enforcement of reduced speed limits on unpaved driveways. e. <u>Meet or</u> exceed Cal Green standards by 25 percent for providing on-site bicycle parking: both short-term racks and long-term lockers, or a locked room with standard racks and access limited to bicyclists only. f. <u>Meet or</u> exceed applicable building standards at the time of development for building energy efficiency with a goal of achieving zero net energy (ZNE) buildings. g. <u>Meet or</u> exceed Cal Green Tier 2 standards for utilizing recycled content materials. h. <u>Meet or</u> exceed Cal Green Tier 2 standards for the use of greywater, rainwater, or recycled water where applicable/available. 					

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<ul style="list-style-type: none"> i. <u>Meet or exceed</u> Cal Green Tier 2 standards for using shading, trees, plants, cool roofs, etc. to reduce "heat island" effect. j. <u>Meet or exceed</u> Cal Green building standards at the time of development for water conservation (e.g. use of low flow water fixtures, water efficient irrigation systems, and draught tolerant landscaping.) k. All built-in appliances shall be Energy Star certified or equivalent. l. To the extent available, use paints and cleaning products that are low-VOC content (e.g., 50 grams/liter VOC content, or less). 					
BIO-1. All construction work activities shall be completed during daylight hours (between sunrise and sunset) and outside of rain events.	Project	CDD	X	Notes shown on construction documents.	Prior to issuance of grading permit
BIO-2. The Project impact area shall be clearly marked or delineated with stakes, flagging, tape, or signage prior to work. Areas outside of work limits shall be considered environmentally sensitive and shall not be disturbed.	Project	CDD	X	Notes shown on construction documents. Site inspection.	Prior to issuance of grading permit.
BIO-3. All equipment and vehicles shall be checked and maintained daily to prevent spills of fuel, oil, and other hazardous materials. A designated staging area shall be	Project	CDD	x	Notes shown on construction documents.	Prior to issuance of grading permit

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established for vehicle/equipment parking and storage of fuel, lubricants, and solvents. All fueling and maintenance activities shall take place in the staging area.				Site Inspection.	
BIO-4. If vegetation removal (i.e., tree trimming/removal activities) is scheduled between February 1 and August 31 (general nesting bird season), nesting bird surveys shall be completed by a qualified biologist within 48 hours prior to start of work. If any active nests are discovered within or adjacent to work limits, an appropriate buffer (i.e., 500 feet for raptors and 250 feet for other birds, or at the discretion of a qualified biologist based on biological or ecological reasons) shall be established to protect the nest until a qualified biologist has determined that the nest is no longer active and/or the young have fledged.	Project	CDD	X	Notes shown on construction documents. Site inspection	Prior to issuance of grading permit
BIO-5. Pre-Activity Special-Status Species Survey. Within 30 days of the start of construction, a qualified biologist shall conduct a pre-activity survey of the Project Site for signs of San Joaquin kit fox and American badger, including tracks, scat, or suitable burrows (burrows four inches or greater in diameter). Potential dens shall be tracked for a minimum of four nights with motion-activated cameras to determine if the burrow is actively being used by San Joaquin kit fox or badger. All potential dens shall be avoided by a	Project	CDD	X	Notes shown on construction documents.	Prior to issuance of grading permit

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<p>minimum of 50 feet until they have been determined to be inactive. In the event San Joaquin kit fox is identified within the Project Site, the USFWS, CDFW, and all other appropriate agencies/government entities shall be contacted for further consultation.</p> <p>In conjunction with the badger and kit fox survey, the qualified biologist will conduct a survey for Northern legless lizard. Hand search methods, including raking, will be used during the survey in areas where legless lizards are expected to be found (e.g., sandy/loose soils, under shrubs/leaf litter, other vegetation, or debris). If observed, the qualified biologist will relocate the lizard to nearby suitable habitat. The qualified biologist will prepare a completion letter-report to document the pre-activity survey results.</p>					
<p>BIO-6. Follow-Up Special-Status Spring Botanical Survey. Although the survey results indicated that special-status plant species are not likely to occur within the Project Site, the survey was conducted in October outside of the typical blooming period for potentially occurring special-status plant species. As such, the City of Paso Robles may require a follow-up survey be conducted in the spring months and if so, a followup spring botanical survey will be scheduled between March and May before Project ground disturbance. The results will be submitted in a letter-report for the Client to be submitted to the City. If special-status plants are observed during the spring botanical survey, plants/populations shall be mapped and incorporated into Project plans.</p>	Project	CDD	X	Notes shown on construction documents. Site inspection.	Prior to issuance of grading permit and building permit and ongoing during the duration of construction.

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Special-status plants shall be avoided, if feasible. If impacts are unavoidable, the plants may be salvaged, transplanted, or seed collected for planting and/or seeding elsewhere within the Project Site. The spring survey may be completed in conjunction with the pre-activity special-status wildlife survey if feasible.					
<p>GHG-1: A GHG-Reduction Plan shall be prepared for the proposed project. The GHG-Reduction Plan shall include all possible on-site GHG reduction measures sufficient to reduce operational emissions to below the applicable annual operational GHG significance threshold of 1.9 MTCO₂e/service population or the GHG significance threshold adopted by either the San Luis Obispo Air Pollution Control District (SLOAPCD) or the City of Paso Robles at the time the GHG-Reduction Plan is prepared. The GHG-reduction plan shall be approved by the City prior to issuance of building construction permits. GHG-reduction measures shall include, but are not limited to, those identified in Mitigation Measure AQ-3, as well as the following:</p> <ul style="list-style-type: none"> a. Proposed land uses shall receive electricity from onsite solar, shall elect to receive electricity from Central Coast Community Energy (3CE), or a combination thereof. b. Building mechanical equipment and appliances shall be electrically powered. The installation of natural-gas service/infrastructure shall be prohibited. 	Project	CDD	X	<p>Notes shown on construction documents. Site inspection of signs.</p> <p>Submit verification from ARB approved registry.</p>	Prior to issuance of building permit

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<p>c. Meet current CALGreen Tier 2 standards for electric vehicle (EV) parking spaces, to the extent applicable to the project, except that all EV parking spaces required by the code shall be “EV-capable” instead of “EV-ready”.</p> <p>Under CEQA Guidelines Section 15126.4, subdivisions (c)(3) and (c)(4), respectively, a project’s GHG emissions can be reduced by off-site measures, including offsets that are not otherwise required and measures that sequester GHGs. In the event that feasible on-site GHG-reduction measures are insufficient to reduce operational GHG emissions to below the GHG threshold of significance, off-site mitigation measures may be included. Off-site mitigation measures may include “Direct Reduction Activities” or the purchase of “Carbon Offset Credits” and discussed further, as follows:</p> <p>Direct Reduction Activities</p> <p>Directly undertake or fund activities that will reduce or sequester GHG emissions. GHG reduction credits shall achieve GHG emission reductions that are real, permanent, quantifiable, verifiable, enforceable, in accordance with the criteria set forth in the ARB’s most recent Process for the Review and Approval of Compliance Offset Protocols in Support of the Cap-and-</p>					

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<p>Trade Regulation (2013). GHG reduction credits shall be undertaken for the specific purpose of reduction project-generated GHG emissions and shall not include reductions that would otherwise be required by law. All Direct Reduction Activities and associated reduction credits shall be confirmed by an independent, qualified third-party.</p> <p>The “Direct Reduction Activity” shall be registered with a California Air Resources Board (ARB)-approved registry and in compliance with ARB-approved protocols. In accordance with the applicable Registry requirements, the Project applicant (or its designee) shall retain an independent, qualified third-party to confirm the GHG emissions reduction or sequestration achieved by the Direct GHG Reduction Activities against the applicable Registry protocol or methodology. The Project applicant (or its designee) will then apply for issuance of carbon credits in accordance with the applicable Registry rules.</p> <p>Carbon Offsets Obtain and retire “Carbon Offsets.” Carbon Offsets shall achieve GHG reductions that are real, permanent, quantifiable, verifiable, and enforceable. Carbon offsets shall be purchased from ARB-approved registries and shall comply with ARB-approved protocols to ensure</p>					

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that offset credits accurately and reliably represent actual emissions reductions. If the purchase of carbon offsets are selected, offsets should be purchased in the following order of preference: (1) within the City of San Luis Obispo; (2) within the SLOAPCD jurisdictional area; (3) within the State of California; then (4) elsewhere in the United States. In the event that a project or program providing offsets to the project applicant loses its accreditation, the project applicant shall comply with the rules and procedures of retiring offsets specific to the registry involved and shall purchase an equivalent number of credits to recoup the loss.					

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(add additional measures as necessary)

Explanation of Headings:

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