CHAPTER 7. MITIGATION MONITORING AND REPORTING PROGRAM

7.1 STATUTORY REQUIREMENTS

When a Lead Agency makes findings on significant environmental effects identified in an Environmental Impact Report (EIR), the agency must also adopt a "reporting or monitoring program for the changes to the project which it has adopted or made a condition of approval in order to mitigate or avoid significant effects on the environment" (Public Resources Code Section 21081.6(a) and State CEQA Guidelines Sections 15091(d) and 15097). The Mitigation Monitoring and Reporting Program (MMRP) is implemented to ensure that the mitigation measures and project revisions identified in the EIR are implemented. Therefore, the MMRP must include all changes in the proposed project either adopted by the project proponent or made conditions of approval by the Lead or Responsible Agency.

7.2 ADMINISTRATION OF THE MITIGATION MONITORING AND REPORTING PROGRAM

The County of San Luis Obispo (County) is the Lead Agency responsible for the adoption of the MMRP. The applicant, Dana Reserve, LLC and NKT Development, LLC, collectively, is responsible for implementation of the MMRP, in coordination with other identified entities. According to State CEQA Guidelines Section 15097(a), a public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity that accepts the delegation. The County may delegate responsibility for verifying and documenting compliance with the MMRP to the applicant as coordinator of the project and its construction, and the applicant will be responsible for compliance. However, until mitigation measures have been completed, the County as the Lead Agency remains responsible for ensuring that the implementation of the measure occurs in accordance with the program.

7.2.1 Mitigation Measures

Table 7-1 is structured to enable quick reference to mitigation measures and the associated monitoring program based on the environmental resource. The numbering of mitigation measures correlates with numbering of measures found in Chapter 4, *Environmental Impacts Analysis*, of this EIR.

Table 7-1. Mitigation Monitoring and Reporting Program

Project Component	Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
Aesthetics					
Specific Plan Area Cumulative	AES/mm-3.1	The Dana Reserve Specific Plan shall create a U.S. Route 101 Visual Screening Zone along the length of the project adjacent to the utility easement and U.S. Route 101, for the purpose of reducing visibility of the development and minimizing visual impacts to the vegetated visual character of the site and its surroundings as seen from the highway. The U.S. Route 101 Visual Screening Zone shall be a minimum width of 2~~3~~0 feet. The screening zone shall be in addition to the minimum 20~~50~~-foot width of the utility easement, totaling a minimum width of 4~~5~~0 feet for the U.S. Route 101 Visual Screening Zone. Existing trees in this zone shall be preserved. Where no trees exist in this zone, oak trees and native shrubs shall be planted. This screening zone shall be implemented as part of the first phase of project development. Plantings shall achieve a minimum of 50% visual screening of the development as seen from U.S. Route 101 within 10 years of planting. Trees planted in this zone shall be subject to the following container sized: 45% of the replacement trees shall be a minimum of 15-gallon container size, 45% of the replacement trees shall be a minimum of 24-inch box container size, and 10% of the replacement trees shall be a minimum of 48-inch container size.~~size and ratio requirement identified in Mitigation Measure AES/mm-3.2~~.	The Visual Screening Zone shall be printed on final project plans.	Final project plans with the Visual Screening Zone shall be submitted to the County prior to issuance of building permits. Compliance to be verified following construction of subsequent developments.	County Planning and Building Department
Specific Plan Area Cumulative	AES/mm-3.2	Replacement trees shall be planted within the “on-site” project boundaries in areas that maximize their visibility from public roadways and common areas. Replacement trees shall be planted from the following container sizes: 20% of the replacement trees shall be a minimum of 15-gallon container size, 20% of the replacement trees shall be a minimum of 24-inch box container size, and 10% of the replacement trees shall be a minimum of 48-inch container size. All replacement trees shall be maintained in perpetuity.	The location and number of replacement trees shall be printed on final project plans and for each subsequent development.	Final project plans with the location and number of replacement trees shall be submitted to the County prior to issuance of building permits. Compliance to be verified following construction of subsequent developments. The success of each planting shall be verified through County inspection.	County Planning and Building Department

Project Component	Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
~~Cumulative~~	~~AES/mm-7.1~~	~~The Dana Reserve Specific Plan shall require preparation of a Visual Impact Assessment for each subsequent implementing development. The Visual Impact Assessments shall analyze the proposed subsequent development prior to its occurrence with the goal of minimizing project noticeability from areas outside Dana Reserve boundaries.~~	~~Subsequent Visual Impact Assessments shall be submitted to the County.~~	~~Subsequent Visual Impact Assessments shall be submitted to the County prior to issuance of building permits. Compliance to be verified prior to and following construction of subsequent developments.~~	~~County Planning and Building Department~~
Air Quality					
Specific Plan Area Off-Site Improvements	AQ/mm-3.1	A Construction Activity Management Plan (CAMP) shall be prepared. The CAMP shall be submitted to the San Luis Obispo Air Pollution Control District for review and approval at least 3 months before the start of construction. The CAMP shall include a dust-control management plan, tabulation of on- and off-road construction equipment (age, horsepower, and usage rates), construction truck trip schedules, construction workday period, and construction phasing. Each subsequent developer shall provide documentation establishing consistency with the CAMP prior to the start of construction activities. If there are any changes to these assumptions after completion of the CAMP, the subsequent developer shall coordinate with the San Luis Obispo Air Pollution Control District to ensure alterations are not detrimental to emissions reduction strategies and that revisions to the CAMP are not required. If implementation of Standard Mitigation and Best Available Control Technology measures cannot reduce project emissions to below the San Luis Obispo Air Pollution Control District's Tier 2 threshold, off-site mitigation shall be implemented in coordination with the San Luis Obispo Air Pollution Control District to reduce nitrogen oxides (NO_X) and reactive organic gas (ROG) emissions to below the Tier 2 threshold. At a minimum, ~~t~~The following measures shall be implemented and included in the CAMP to reduce construction generated mobile-source and evaporative emissions: 1. Maintain all construction equipment in proper tune according to manufacturer's specifications. 2. Fuel all off-road and portable diesel-powered equipment with California Air Resources Board-certified motor vehicle diesel fuel (non-taxed version suitable for use off-road). 3. Diesel-fueled construction equipment shall meet, at a minimum, California Air Resources Board's Tier 3, or newer, certified engines or cleaner off-road heavy-duty diesel engines, and comply with the State Off-Road Regulation. Heavy-duty off-road equipment meeting	Measures shall be printed on all grading and building plans. Measures shall be adhered to during construction.	Measures shall be printed on plans prior to issuance of grading and building permits. Compliance to be verified during construction activities.	County Planning and Building Department

Project Component	Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
		Tier 4 emissions standards shall be used to the extent locally available. 4. Use on-road heavy-duty trucks that meet the California Air Resources Board's 2010, or cleaner, certification standard for on-road heavy-duty diesel engines, and comply with the State On-Road Regulation. 5. 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 nitrogen oxides exempt area fleets) may be eligible by proving alternative compliance. 6. Electrify equipment when feasible. 7. Substitute gasoline-powered in place of diesel-powered equipment, where feasible. 8. Use alternative-fueled construction equipment on-site where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane, or biodiesel. 9. 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 San Luis Obispo Air Pollution Control District. 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 San Luis Obispo Air Pollution Control District Engineering and Compliance Division at (805) 781-5912. 10. Construction of the proposed project shall use low-volatile organic compound content paints not exceeding 50 grams per liter. 11. To the extent locally available, use prefinished building materials or materials that do not require the application of architectural coatings. 12. The following idling restrictions near sensitive receptors for both on- and off-road equipment shall be implemented: a. Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors; b. Diesel idling within 1,000 feet of sensitive receptors is not permitted; c. Use of alternative fueled equipment is recommended whenever possible; and d. Signs that specify the no idling requirements must be posted and enforced at the construction site. 13. On-road vehicle operations shall comply with 13 California Code of Regulations Section 2485, which limits diesel-fueled commercial			

Project Component	Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
		motor vehicles that operate in the State of California with gross vehicular weight ratings of greater than 10,000 pounds and licensed for operation on highways. It applies to California- and non-California-based vehicles. In general, the regulation specifies that drivers of said vehicles: a. Shall not idle the vehicle's primary diesel engine for greater than 5 minutes at any location, except as noted in Subsection (d) of the regulation; and b. Shall not operate a diesel-fueled auxiliary power system (APS) to power a heater, air conditioner, or any ancillary equipment on that vehicle during sleeping or resting in a sleeper berth for greater than 5 minutes at any location when within 100 feet of a restricted area, except as noted in Subsection (d) of the regulation. 14. Signs shall be posted in the designated queuing areas and job sites to remind drivers of the 5-minute idling limit. The specific requirements and exceptions in the regulation can be reviewed at the following web site: www.arb.ca.gov/msprog/truck-idling/2485.pdf. 15. Off-road diesel equipment shall comply with the 5-minute idling restriction identified in Section 2449(d)(3) of the California Air Resources Board's In-Use Off-Road Diesel regulation available at: www.arb.ca.gov/regact/2007/ordiesl07/frooal.pdf.			
Specific Plan Area Off-Site Improvements	AQ/mm-3.2	The following measures shall be implemented to reduce construction-generated fugitive dust. These measures shall be shown on grading and building plans: 1. Reduce the amount of disturbed area where possible. 2. Use water trucks, San Luis Obispo Air Pollution Control District-approved dust suppressants (see Section 4.3 in the California Environmental Quality Act Air Quality Handbook), or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the San Luis Obispo Air Pollution Control 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 miles per hour. Reclaimed (non-potable) water should be used whenever possible. Please note that since water use is a concern due to drought conditions, the contractor or builder shall require ~~consider~~ the use of a San Luis Obispo Air Pollution Control District-approved dust suppressant where feasible to reduce the amount of water used for dust control. For a list of suppressants, see Section 4.3 of the California Environmental Quality Act Air Quality Handbook. 3. All dirt stockpile areas should be sprayed daily as needed.	Measures shall be printed on all grading and building plans. Measures shall be adhered to during construction.	Measures shall be printed on plans prior to issuance of grading and building permits. Compliance to be verified during construction activities.	County Planning and Building Department

Project Component	Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
		4. 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. 5. Exposed ground areas that are planned to be reworked at dates greater than 1 month after initial grading should be sown with a fast-germinating, non-invasive grass seed and watered until vegetation is established. 6. 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 San Luis Obispo Air Pollution Control District. 7. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used. 8. Vehicle speed for all construction vehicles shall not exceed 15 miles per hour on any unpaved surface at the construction site. 9. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least 2 feet of freeboard (minimum vertical distance between the top of load and top of trailer) in accordance with California Vehicle Code Section 23114. 10. Install wheel washers at the construction site entrance/exit, wash off the tires or tracks of all trucks and equipment leaving the site, or implement other San Luis Obispo Air Pollution Control District - approved track-out prevention devices sufficient to minimize the track-out of soil onto paved roadways. 11. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible. 12. The burning of vegetative material shall be prohibited. Effective February 25, 2000, the San Luis Obispo Air Pollution Control District prohibited developmental burning of vegetative material within San Luis Obispo County. For more information, contact the San Luis Obispo Air Pollution Control District Engineering and Compliance Division at (805) 781-5912. 13. 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 prevent the transport of dust off-site. 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 San Luis Obispo Air Pollution Control District Compliance Division prior to the start of any grading or earthwork.			

Project Component	Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
Specific Plan Area Cumulative	AQ/mm-3.3	The following mitigation measures shall be implemented, to the extent possible, to minimize long-term operational emissions: 1. Install electric fireplaces in place of U.S. Environmental Protection Agency-certified Tier 2 residential wood-burning appliances. 2. Provide a pedestrian-friendly and interconnected streetscape with good access to/from the development for pedestrians, bicyclists, and transit users to make alternative transportation more convenient, comfortable, and safe. Features may include appropriate signalization and signage, safe routes to school, linking cul-de-sacs and dead ends, orienting buildings toward streets with automobile parking in the rear, etc. 3. For all commercial and multi-family residential land uses, provide shade (e.g., through tree plantings or built structures) over 50% of parking spaces to reduce evaporative emissions from parked vehicles, excluding areas where increased shade would affect the performance of solar photovoltaic systems. 4. Reduce fugitive dust from roads and parking areas with the use of paving or other materials. 5. Use a San Luis Obispo Air Pollution Control District-approved suppressant on private unpaved roads leading to the site, unpaved driveways, and parking areas applied at a rate and frequency that ensures compliance with San Luis Obispo Air Pollution Control District Rule 401: Visible Emissions and that off-site nuisance impacts do not occur. 6. Incorporate traffic calming modifications to project roads to reduce vehicle speeds and increase pedestrian and bicycle usage and safety. 7. Work with San Luis Obispo Council of Governments to create, improve, or expand an on-site or nearby Park and Ride lot with car parking, and bike lockers, and electric vehicle (EV) charging stations in proportion to the size of the project. The Park and Ride lot proposed as part of the Dana Reserve Specific Plan could meet the requirements of this measure, if upon review of final design plans, the County and San Luis Obispo Council of Governments concur that the on-site Park and Ride lot is in proportion to the size of the Dana Reserve Specific Plan project. 8. Implement on-site circulation design elements in parking lots to reduce vehicle queuing and improve the pedestrian environment. 9. Require future commercial land uses to provide employee lockers and showers to promote bicycle and pedestrian use. One shower and five lockers for every 25 employees is recommended.	Measures shall be shown on final site plans and construction permits.	Measures shall be printed on plans prior to issuance of grading and building permits. Compliance to be verified prior to occupancy.	County Planning and Building Department

Project Component	Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
		10. Increase bicycle accessibility and safety in the vicinity of the project; for example, provide interconnected bicycle routes/lanes or construction of bikeways. 11. Provide 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. 12. If the project is located on an established transit route, provide improved public transit amenities (e.g., covered transit turnouts, direct pedestrian access, bicycle racks, covered bench, smart signage, route information displays, lighting, EV charging stations, etc.). 13. Encourage commercial land uses to provide a bicycle-share program. 14. Require 15% of fleet vehicles owned by commercial land uses to be zero-emission vehicles (ZEVs). This requirement shall apply to commercial land uses and fleets based on-site within the Specific Plan Area and not on a larger scale for commercial operations that occur at multiple locations. 15. Encourage neighborhood electric vehicles/car-share program for the development. 16. Provide dedicated parking for carpools, vanpools, and/or high-efficiency vehicles to meet or exceed California Green Building Standards Tier 2 for nonresidential land uses. 17. Work with SLO Regional Rideshare to educate occupants with alternative transportation and smart commute information (e.g., transportation board, electronic kiosk, new hire packets, web portal, newsletters, social media, etc.) 18. Encourage nonresidential land uses to implement and promote programs to reduce employee vehicle miles traveled (e.g., incentives, SLO Regional Rideshare trip reduction program, vanpools, on-site employee housing, alternative schedules (e.g., 9/80s, 4/10s, telecommuting, satellite work sites, etc.). 19. Community event centers (i.e., amphitheaters, theaters, and stadiums) shall provide free valet bicycle parking. 20. Meet or exceed applicable building standards at the time of development for providing electric vehicle charging infrastructure. 21. Meet or exceed applicable building standards at the time of development for building energy efficiency with a goal of achieving zero net energy (ZNE) buildings. 22. Implement a “No Idling” vehicle program, which includes signage enforcement, etc. 23. Meet or exceed applicable building standards at the time of development for utilizing recycled content materials.			

Project Component	Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
		24. Meet or exceed applicable building standards at the time of development for reducing cement use in the concrete mix as allowed by local ordinance and conditions. 25. Meet or exceed applicable building standards at the time of development for the use of greywater, rainwater, or recycled water. 26. Meet or exceed applicable building standards at the time of development for water conservation (e.g., use of low-flow fixtures, water-efficient irrigation systems, drought-tolerant landscaping). 27. Meet or exceed applicable building standards at the time of development for using shading, trees, plants, cool roofs, etc. to reduce the "heat island" effect. 28. All built-in appliances shall comply with California Title 20, Appliance Efficiency Regulation. 29. Utilize on-site renewable energy systems (e.g., solar, wind, geothermal, biomass and/or biogas) sufficient to meet or exceed applicable building standards at the time of development with a goal of achieving zero net energy (ZNE) buildings. 30. Design roof trusses to handle dead weight loads of standard solar-heated water and photovoltaic panels.			
Specific Plan Area	AQ/mm-5.1	The following mitigation measures shall be implemented to reduce long-term exposure to localized pollutant concentrations: 1. Sensitive land uses, including, but not limited to, residential dwellings, childcare facilities, and convalescent care facilities, shall be oriented as far from U.S. Route 101 as possible and shall not be located within 500 feet of the edge of pavement of U.S. Route 101 (see Figure 2 of Environmental Impact Report Appendix D). In the event future development proposals include sensitive land uses within the 500-foot buffer from U.S. Route 101, those sensitive land uses shall be disallowed unless a detailed Health Risk Assessment, approved by the County and San Luis Obispo Air Pollution Control District, documents that health risks associated with proximity to U.S. Route 101 would be within acceptable thresholds in effect at the time development is proposed.	Compliance shall be shown on final site plans. or A detailed Health Risk Assessment shall be submitted to the County and the SLOAPCD for review and approval.	Final site plans shall be submitted for approval prior to issuance of building permits for subsequent development. or A detailed Health Risk Assessment shall be submitted for review and approval at the time of building permit applications.	County Planning and Building Department; SLOAPCD
Specific Plan Area Off-Site Improvements	AQ/mm-7.1	Prior to any grading activities, a geologic evaluation shall be conducted to determine if naturally occurring asbestos is present within the area that will be disturbed. If naturally occurring asbestos is not present, an exemption request must be filed with the San Luis Obispo Air Pollution Control District. If naturally occurring asbestos is found at the site, the applicant must comply with all requirements outlined in the Asbestos Airborne Toxic Control Measure for Construction, Grading, Quarrying, and Surface Mining Operations. These requirements may include but are not limited to:	A Geologic Evaluation shall be conducted and submitted to the County and the SLOAPCD. If NOA is present, an Asbestos Dust Mitigation Plan	The Geologic Evaluation shall be submitted to the County and SLOAPCD prior to issuance of grading permits. If NOA is present, an Asbestos Dust	County Planning and Building Department; SLOAPCD

Project Component	Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
		1. Development of an Asbestos Dust Mitigation Plan, which must be approved by the San Luis Obispo Air Pollution Control District before operations begin; and 2. Development and approval of an Asbestos Health and Safety Program (required for some projects).	shall be submitted to the County and the SLOAPCD and measures shall be printed on all construction and grading plans.	Mitigation Plan shall be submitted to the County and SLOAPCD prior to issuance of grading permits. Compliance to be verified during construction activities.	
Biological Resources					
Specific Plan Area Off-Site Improvements Cumulative	BIO/mm-1.1	**Environmental Monitor.** Prior to permit issuance for any future development within the project area (including within the Specific Plan Area and off-site improvement areas), the applicant shall retain an environmental monitor for all measures requiring environmental mitigation. The monitor shall be responsible for: 1. ensuring that procedures for verifying compliance with environmental mitigations are implemented; 2. establishing lines of communication and reporting methods; 3. conducting compliance reporting; 4. conducting construction crew training regarding environmentally sensitive areas and protected species; 5. maintaining authority to stop work; and 6. outlining actions to be taken in the event of non-compliance. Monitoring shall be conducted full time during the initial disturbances (site clearing) and be reduced to monthly following initial disturbances.	The Applicant shall retain an environmental monitor for all measures requiring environmental mitigation.	Prior to permit issuance for any future development within the project site. Compliance to be verified during construction activities.	Applicant; County Planning and Building Department
Specific Plan Area Off-Site Improvements Cumulative	BIO/mm-1.2	**Worker Environmental Training Program.** Prior to implementation of construction activities (including staging and mobilization), all personnel associated with project construction shall attend a training to facilitate worker environmental awareness. The Worker Environmental Training shall be conducted by a County of San Luis Obispo-approved qualified biologist to help workers recognize special-status plants and animals to be protected in the project area. The training program shall include: 1. Identification of relevant sensitive species and habitats. 2. Description of the regulatory status and general ecological characteristics of sensitive resources, and review of the limits of construction and avoidance measures required to reduce impacts to biological resources within the work area. 3. Consequences for non-compliance.	Construction personnel shall attend a worker awareness training and documentation of participation.	Prior to implementation of construction activities (including staging and mobilization). Compliance to be verified through submittal of documentation of each employee's participation to the County prior to construction activities.	County Planning and Building Department

Project Component	Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
		4. Fact sheet with information covered in training for distribution to all contractors and other personnel involved with construction of the project. 5. Web-link to maps showing locations of special-status taxa on-site, and literature and photographs or illustrations of sensitive plants, animals, and habitats. 6. Documentation of each employee's participation in trainings and information presented. 7. Annual renewal training for the duration of the project. The contractor shall set aside time for the project biologist to provide the Worker Environmental Training for all contractor's and subcontractor's employees that will be on-site regarding resource protection. Topics will include regulatory framework and best practices to avoid and minimize impacts to protected plants, protected animals, and their habitats. Approximately 30 minutes shall be allocated for training. Each group of new personnel or individuals shall be provided with an environmental briefing by the project biologist. This training may be virtual. During morning safety briefings, the project biologist may provide updates related to environmental conditions affected by scheduled actions. Contractor's and subcontractor's employees will be given a pocket-sized booklet by the project biologist in digital and/or paper format summarizing the Worker Environmental Training. The booklet prepared by the project biologist will include points of contact and protocol regarding emergencies and protected resource matters. Contractor's and subcontractor's employees shall be familiar with the information in the booklet and shall follow all rules and directions in the booklet while performing work for the project. Contractor's and subcontractor's employees shall always have a copy of the booklet while on the project site.			
Specific Plan Area Off-Site Improvements Cumulative	BIO/mm-1.3	**Cover Excavations.** During construction, all trenches, holes, and other excavations with sidewalls steeper than a 1:1 (45 degree) slope and 2 or more feet deep shall be covered when workers or equipment are not actively working in the excavation. If any such excavations remain uncovered, they shall have an escape ramp of earth or a non-slip material with a 1:1 (45 degree) slope or flatter. All excavated areas shall be inspected for wildlife before backfilling.	Environmental monitor shall monitor compliance with excavation covers.	During construction activities. Compliance to be verified during construction activities.	County Planning and Building Department
Specific Plan Area Off-Site Improvements Cumulative	BIO/mm-1.4	**Biodegradable Erosion Control.** During construction, use erosion control products made of natural fiber (biodegradable) to prevent wildlife from getting ensnared or strangled by monofilament, coir rolls, erosion control mats or blankets, straw or fiber wattles, or similar erosion control products.	Environmental monitor shall monitor compliance with biodegradable erosion control measures.	During construction activities. Compliance to be verified during construction activities.	County Planning and Building Department

Project Component	Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
Specific Plan Area Off-Site Improvements Cumulative	BIO/mm-1.5	**Public Education Program.** In support of the mitigation measures listed above, public education shall be provided to homeowners, commercial facility owners, and investors regarding protected plants, protected animals, and their habitat. A colorful booklet shall be distributed to homeowners, commercial owners, and occupants. Information in the booklet shall also be made available as an interactive website provided to the County of San Luis Obispo and the Homeowners' Association(s). Information shall include descriptions of sensitive plant and animal habitats impacted, protected, and mitigations implemented. Diagnostic information for sensitive plant and animal taxa and their habitats shall be provided in a reader-friendly format. Booklet and website text shall be prepared by technical experts and produced in cooperation with professional graphic artists and publication specialists.	Public education shall be provided to homeowners, commercial facility owners, and investors regarding protected plants, animals, and their habitat.	At the time of occupancy of subsequent developments.	County Planning and Building Department
Specific Plan Area Off-Site Improvements Cumulative	BIO/mm-1.6	**Prohibition of Invasive Plants.** The landscape architect shall provide a signed statement on the landscape plans that the planting plan does not include any plant that occurs on the California Exotic Pest Plant Council and the California Invasive Plant Council (Cal-IPC) Lists 1, 2, and 4. Plants considered to be invasive by the California Exotic Pest Plant Council and the Cal-IPC shall not be used on-site.	Landscape plans shall be submitted to the County.	Prior to issuance of building permits. Compliance to be verified following installation of landscaping.	County Planning and Building Department
Specific Plan Area Off-Site Improvements Cumulative	BIO/mm-2.1	**Incidental Take Permit.** Prior to any ground or vegetation disturbance that would impact Pismo clarkia (e.g., nearby tree removal, grading), the project applicant shall obtain all necessary approvals from the California Department of Fish and Wildlife. Concurrence shall be provided by the California Department of Fish and Wildlife that the project would result in take of a state-listed species and that an Incidental Take Permit, Conservation Easement, and Habitat Management Plan are required prior to disturbance under California Fish and Game Code Section 2081. A conservation easement over the Pismo clarkia habitat will include the California Department of Fish and Wildlife as a third-party beneficiary and may also include the County of San Luis Obispo.	Obtain all necessary approvals from CDFW and provide evidence of concurrence.	Prior to any ground or vegetation disturbance that would impact Pismo clarkia.	CDFW; County Planning and Building Department
Specific Plan Area Off-Site Improvements Cumulative	BIO/mm-2.2	**Avoidance.** Pismo clarkia patches identified on-site during 2019 and 2020 surveys shall be avoided to the maximum extent practicable. Immediately prior to construction, appropriately timed surveys will be conducted by a qualified biologist to determine the extent of the distribution of plants during the construction year. The extant population boundaries mapped in 2019 and 2020, plus any expansions observed during surveys conducted in the year of construction, will be flagged by a qualified biologist.	Preconstruction surveys for Pismo clarkia. Avoidance of Pismo clarkia patches.	Immediately prior to construction activities and during construction activities.	County Planning and Building Department
Specific Plan Area Off-Site Improvements Cumulative	BIO/mm-2.3	**Mitigation.** Impacts to Pismo clarkia shall be mitigated at a 3:1 ratio of reoccupied habitat to occupied habitat impacted. The population extent and number of plants impacted will be equal to or will not exceed 0.02 acre and/or 40 individuals when seasonal climate conditions are similar to 2020 climate conditions. Additional surveys shall be conducted in 2022 and in the year immediately prior to construction to determine population size and the extent	Pismo clarkia shall be reestablished at a 3:1 ratio along appropriate boundaries of preserved oak	Following construction activities. Compliance to be verified until replanted pismo clarkia are	County Planning and Building Department

Project Component	Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
		of impacts. In years less favorable than 2020 (appropriately timed and sufficient rainfall and temperature), the areal extent will remain the same. Impacts to individual Pismo clarkia plants will occur after seed collection. On-site seed collection of remaining populations used to reestablish additional populations shall be limited to no more than 10% of each remaining patch. The topsoil of impacted patches will be collected prior to site grading in order to preserve the seed bank. Topsoil will be relocated to suitable unoccupied habitat areas to promote the expansion of occupied habitat. Using seeds collected from the impacted population and preserved populations on-site, additional patches of the plant shall be reestablished at a 3:1 ratio along appropriate boundaries of preserved oak woodland habitat areas. A protective conservation easement shall be placed over on-site habitats that contain occupied and unoccupied habitat suitable for Pismo clarkia. Genetic analysis will be conducted to determine the similarity or difference between the population of Pismo clarkia on the Dana Reserve with at least two other populations in the Arroyo Grande region. This research and findings will be submitted to a peer reviewed journal and be part of the public record during the mitigation monitoring period.	woodland habitat areas.	successfully established onsite.	
Specific Plan Area Off-Site Improvements Cumulative	BIO/mm-3.1	**Mitigation for Plants Ranked 1B (Rare or Endangered) by the California Native Plant Society.** Mitigation shall seek to achieve no net loss of individual plants within affected plant populations. Due to the highly endemic nature of the plant taxa being impacted and the loss of a significant portion of occupied habitat within their limited range, mitigation to offset impacts shall include a combination of preservation of existing populations either on- or off-site at a 1:1 ratio of individuals impacted to individuals preserved and the restoration of suitable habitat at a 2:1 ratio of individuals impacted to individuals restored and/or creation of high quality habitat at a 0.5:1 ratio that contains a 1:1 ratio of individuals. Prior to issuance of the grading permit, the applicant shall secure appropriate habitat or previously disturbed land suitable for habitat creation. Appropriate mitigation areas shall provide sufficient ~~with known populations of mesa horkelia, Nipomo Mesa ceanothus, and sand mesa manzanita and enough~~ suitable habitat to reestablish 14,000 mesa horkelia, 100 Nipomo Mesa ceanothus, and 626 sand mesa manzanita. The applicant shall also prepare and begin implementation of a Habitat Mitigation and Monitoring Plan to preserve and expand patches of mesa horkelia, Nipomo Mesa ceanothus, and sand mesa manzanita on- and off-site. The Habitat Mitigation and Monitoring Plan shall be prepared by a qualified individual acceptable to the Director of Planning and Building and shall conform to California Native Plant Society mitigation guidelines (California Native Plant Society 1998). Habitat Mitigation and Monitoring Plan implementation must demonstrate a trajectory toward successful mitigation (i.e., meeting annual performance criteria) prior to occupancy of the last	Prepare and begin implementation of an off-site HMMP and preservation and restoration of impacted individuals.	Maintenance, monitoring and reporting to the County would be required until the enhanced/ created habitat has successfully established individuals at the required 2:1 ratio.	County Planning and Building Department

Project Component	Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
		phase. To meet the County of San Luis Obispo's policy of No Net Loss, any enhanced and/or created habitat would need to confirm establishment of individuals and suitable/occupied habitat such that there is no net loss of plant populations. Maintenance, monitoring, and reporting to the County of San Luis Obispo would be required until the enhanced/created habitat has successfully established individuals at the required 2:1 ratio. Measures within the Habitat Mitigation and Monitoring Plan shall include salvaging plant and seed material from impacted populations, habitat protection, herbicide avoidance, fencing, and propagation of pollinator plants appropriate to support native bees associated with pollination of these plants. Prior to grading, plant and seed material shall be salvaged and used to enhance or establish populations in protected habitat areas. This should include the excavation and relocation of the root burls of sand mesa manzanita where practical since they are known resprout from burls as well as from seed. The Habitat Mitigation and Monitoring Plan shall also establish a mitigation receptor site for the long term storage of salvaged material. In addition to direct habitat preservation and/or creation, the applicant may also fund Public Benefit restoration efforts on conserved land to be implemented and monitored by organizations such as The Nature Conservancy, San Luis Obispo Land Conservancy, Greenspace, or Cambria Land Trust. The fee would be used to pay for mitigation planting, maintenance, and long-term monitoring in perpetuity. Material salvaged on-site should be incorporated into these mitigation planting efforts where possible. Measures to protect and expand mesa horkelia, Nipomo Mesa ceanothus, and sand mesa manzanita within protected oak woodland shall also be incorporated in the On-Site Oak Woodland Habitat Protection and Management Plan.			
Specific Plan Area Off-Site Improvements Cumulative	BIO/mm-4.1	**Mitigation for Plants Ranked CRPR 4 (Limited Distribution – Watch List) by the California Native Plant Society.** Restoration and/or enhancement of ~~45 acres of conserved sandy~~ habitat suitable for California spineflower, sand buck brush, and sand almond shall occur to mitigate for impacts to plant populations at a 1:1 ratio above the 10% impact threshold. If conservation of existing habitat is pursued as an alternative or complementary mitigation strategy, a ratio of 2:1 above the 10% impact threshold shall be employed. For California spineflower, the applicant may accomplish adequate mitigation using these ratios through a combination of on-site and off-site mitigation involving (1) the successful planting of 500,000 plants on the project site sufficient to achieve thriving sustainable habitat conditions or (2) the purchase of a conservation easement over an off-site property capable of supporting a dense population. Prior to issuance of the grading permit, one or more ~~a~~ plans to conserve, enhance, and/or restore on-site and/or off-site habitat for California spineflower, sand buck brush, and sand almond shall be prepared. The plan(s) shall be prepared by a qualified individual acceptable to the Director of Planning and Building and approved prior to implementation. The	Prepare a plan to conserve and/or restore off-site habitat for California spineflower, sand buck brush, and sand almond to be submitted to the County.	Prior to issuance of grading permits. Compliance to be verified until habitat restoration is successfully established.	County Planning and Building Department

Project Component	Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
		plan(s) shall include purchase for conservation of land containing impacted species and/or restoration of ~~approximately 45 acres of grassland~~ habitat with high microsite suitability for California spineflower, sand buck brush, and sand almond. ~~The plan shall conform to California Native Plant Society guidelines for mitigation (California Native Plant Society 1998).~~ The applicant may fund Public Benefit restoration efforts on conserved land to be implemented and monitored by organizations such as The Nature Conservancy, The Land Conservancy of San Luis Obispo County~~Land Conservancy~~, Greenspace, or Cambria Land Trust. The funds would be used to pay for mitigation planting, maintenance, and long-term monitoring in perpetuity. If restoration and/or enhancement are employed, s~~S~~and buck brush and sand almond shall be planted at a ratio over 1:1 to achieve a no-net loss after 5 years. If conservation is employed as an alternative or complementary strategy, the required ratio shall be 2:1. California spineflower shall be seeded in ~~grassland~~ habitat managed by mowing or grazing in a manner than supports spineflower reproduction in normal rainfall years. Plant material shall be derived from sources on the Nipomo Mesa. Habitat protection and long-term maintenance shall be funded by an endowment sufficient to monitor and maintain habitat appropriate to attempt reestablishment or expansion of California spineflower on the restoration site. If any plants required to be mitigated by this section are delisted, mitigation requirements shall no longer apply.			
Specific Plan Area Off-Site Improvements Cumulative	BIO/mm-4.2	**Michael's Rein Orchid.** Measures to avoid and protect Michael's rein orchid in on-site oak woodland areas proposed for protection shall be incorporated into an on-site Habitat Mitigation and Monitoring Plan. Since all observed individuals of Michael's rein orchid are located directly south of Pismo clarkia Patch 3, this species shall incidentally benefit from being included in Mitigation Measure BIO/mm 2.3. Construction workers and biological monitors shall also be made aware of and instructed to avoid this orchid during monitoring for Pismo clarkia (Mitigation Measures BIO/mm-2.1 and BIO-mm/2.2).	Measures to avoid and protect Michael's rein orchid in on-site oak woodland areas shall pe included on final construction and grading plans.	Prior to issuance of grading permits. Compliance to be verified during construction activities.	County Planning and Building Department
Specific Plan Area Off-Site Improvements Cumulative	BIO/mm-5.1	**Monarch Butterfly Preconstruction Survey.** Preconstruction surveys of potential monarch butterfly overwintering habitat on site or adjacent to the site shall be conducted by a qualified monarch butterfly biologist beginning October 1 and continuing through February. If site disturbance is proposed within 200 feet of potential monarch butterfly overwintering locations during the aggregation season (October 1–February), surveys shall be conducted from the Dana Reserve and/or public roads for three mornings at least 1 week prior to planned disturbance. If clustering monarch butterflies are observed, site disturbance and construction activity within 200 feet of monarch butterfly overwintering habitat shall be prohibited while monarch butterflies are in an overwintering aggregation. A 200-foot buffer shall be installed with T-posts and rope and labelled as Environmentally Sensitive Habitat every 75 to 100 feet. If monarch butterflies are observed in overwintering aggregation, monitoring shall be conducted during daily active construction visits to document numbers	Conduct preconstruction monarch butterfly surveys.	Prior to construction activities between late October through February.	County Planning and Building Department

Project Component	Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
		and assure that no disturbance of the aggregation is caused by construction ~~Site disturbance and construction activity adjacent to suitable monarch butterfly overwintering habitat shall be avoided during the monarch butterflies' fall and winter migration (late October through February) to the greatest extent feasible. If tree or vegetation removal or site disturbance is necessary during the monarch butterflies' fall and winter migration, a qualified biologist shall conduct a preconstruction survey for monarch butterflies that could utilize trees on the site for overwintering. If monarch butterflies are detected, development will be postponed until after the overwintering period or until a qualified biologist determines monarch butterflies are no longer utilizing the trees on site for overwintering.~~			
Specific Plan Area Off-Site Improvements Cumulative	BIO/mm-6.1	**Special-Status Reptiles Protection and Relocation.** Prior to issuance of the grading permit, the project applicant shall develop a Special-status Reptile Relocation Plan for northern California legless lizard and Blainville's (coast) horned lizard. The goal of the relocation plan is to establish guidelines and protocols for relocating special-status reptiles out of harm's way. The relocation plan shall include an overview of prior surveys for the species, figures of known and potential habitat areas, timing of relocation efforts, and details regarding capture and relocation methods. Additionally, the relocation plan shall identify and characterize suitable on-site relocation sites for each species. The following details shall be specifically incorporated and expanded upon in the relocation plan: 1. Relocation surveys for special-status reptiles shall be conducted during appropriate times of year when the species are active and can be located. Subject to expert refinement in the relocation plan, legless lizard cover board and raking surveys shall be conducted between January and July. Because legless lizards are not expected to move back into work areas after relocation, these surveys can be done well in advance of earthwork. Horned lizard surveys shall be conducted on warm days in April through August, immediately prior to commencement of earthwork. The relocation plan shall require a minimum of three surveys conducted during the time of year/day when each species is most likely to be observed. 2. Relocation surveys for legless lizards shall utilize a combination of cover boards and soil raking to find lizards in suitable habitat areas prior to commencement of earthwork activities. Relocation surveys for horned lizards shall be completed by pedestrian transects on warm days utilizing narrow spacing to visually search for lizards on the surface of the soil. Special-status reptiles shall be captured by hand, stored in suitable wildlife relocation bins, and immediately relocated to approved habitat. 3. The relocation plan shall identify suitable legless lizard relocation habitat as any sandy soil area with suitable leaf litter under shrub or oak tree canopy. For horned lizard, suitable relocation habitat shall	Develop and implement a Special-Status Reptile Relocation Plan for northern California legless lizard and Blainville's (coast) horned lizard.	Prior to issuance of grading permits and during ground disturbance activities. Compliance to be verified through annual reporting.	County Department of Planning and Building; CDFW

Project Component	Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
		be identified as that which has friable soils, a detectable prey source, and sandy barrens for burrowing and basking. 4. The Special-Status Reptile Relocation Plan shall be submitted to the County of San Luis Obispo and California Department of Fish and Wildlife for approval no less than 60 days prior to any ground-disturbing activities within potentially occupied habitat. 5. A qualified biologist shall be present during ground-disturbing activities immediately adjacent to or within habitat that supports special-status reptiles. 6. Clearance surveys for special-status reptiles shall be conducted by a qualified biologist prior to the initiation of ground-disturbing construction each day, especially along the interface between open space and construction areas. 7. Results of the surveys and relocation efforts shall be provided to the County of San Luis Obispo and California Department of Fish and Wildlife in the annual mitigation status report. Collection and relocation of animals shall only occur with a Scientific Collecting Permit per Title 14 of the California Code of Regulations Section 650~~the necessary scientific collection and handling permits~~.			
Specific Plan Area Off-Site Improvements Cumulative	BIO/mm-7.1	**Nesting Bird Preconstruction Survey and Nest Avoidance.** Within 10 days ~~1 week~~ prior to ground-disturbing activities, if work occurs between February 1 and September 15, nesting bird surveys shall be conducted. Surveys shall include a sufficient buffer area around the project area, as determined by a qualified biologist, respecting private property rights and access requirements. A sufficient buffer shall mean any area potentially affected by the project. If surveys do not locate nesting birds, construction activities may begin. If nesting birds are located, no construction activities shall occur within 250~~100~~ feet of nests or within 500 feet of raptors until chicks have fledged. The project biologist may recommend a buffer decrease depending on site conditions (such as line-of-sight to the nest and whether there are visual or acoustic barriers between the proposed activity and the nest), consideration of the natural history of the species of bird nesting, the proposed activity level adjacent to the nest, and the birds' level of tolerance for construction activities. The biologist shall collect data on the birds' baseline behavior and their tolerance to disturbance by observing the birds at the nest prior to construction activities. If the birds are incubating, the biologist shall record how long they stay in the nest. If nestlings are present, the biologist shall record how frequently adults deliver food and visit the nest. The biologist shall also record the birds' reaction to the biologist and how close the biologist can get to the nest before the birds' behavior is altered or they show signs of stress or disturbance. The biologist shall set the reduced buffer distance based on these data. Nesting bird buffers may be reduced up to 50 feet, while raptor nest buffers may be reduced up to 250 feet. If nest buffers are reduced, the biologist shall monitor any construction activities that take place within 100 feet of nesting birds and 500 feet of raptor nests. If nesting birds show any signs of	Conduct preconstruction nesting bird surveys. If nesting birds are present, implement avoidance buffers and monitor the site.	Within 1 week prior to ground disturbance activities. If nesting birds are present, monitoring shall occur during construction activities.	County Planning and Building Department.

Project Component	Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
		disturbance, including changes in behavior, significantly reducing frequency of nests visits, or refusal to visit the nest, the biologist will stop work and increase the nest buffer. If occupied nests of fully protected raptor are located within the Specific Plan Area or within any areas within 0.5 mile of the Specific Plan Area, a 0.5 mile no-disturbance buffer shall be implemented. Surveys of fully protected raptor outside of the Specific Plan Area shall only be required in areas the qualified biologist determines contain suitable habitat for raptor. If the 0.5-mile no-disturbance buffer cannot be implemented, the Environmental Monitor shall contact the California Department of Fish and Wildlife to identify additional avoidance measures. Preconstruction surveys for burrowing owl shall follow the California Burrowing Owl Consortium's Burrowing Owl Survey Protocol and Mitigation Guidelines (California Burrowing Owl Consortium 1993) and California Department of Fish and Wildlife's Staff Report on Burrowing Owl Mitigation (California Department of Fish and Wildlife 2012). In the event a burrowing owl is located, no-disturbance buffers shall be implemented as outlined in the Staff Report on Burrowing Owl Mitigation unless a qualified biologist approved by the California Department of Fish and Wildlife verifies through non-invasive methods that (1) the birds have not begun egg laying and incubation or (2) that juveniles from the occupied burrows are foraging independently and capable of independent survival.			
Specific Plan Area Off-Site Improvements Cumulative	BIO/mm-8.1	**Bat Preconstruction Surveys and Passive Relocation.** Within 30 days of construction between April and September, structures and trees or snags to be removed or pruned that are greater than 20 inches diameter at breast height shall be inspected for bats. If a bat roost is found, the qualified biologist shall implement passive relocation measures, such as installation of one-way valves. Bat maternity colonies may not be disturbed.	Conduct preconstruction bat surveys. If present, a qualified biologist shall conduct passive relocation.	Within 30 days prior to construction between April and September.	County Planning and Building Department
Specific Plan Area Cumulative	BIO/mm-9.1	**Badger Den Preconstruction Survey and Relocation.** Preconstruction surveys shall be conducted within 30 days of beginning work on the site to identify if badgers are using proposed work areas. Survey results shall be submitted to the County with monthly construction update reports. If suitable American badger dens are identified within the disturbance footprint, den openings shall be monitored with tracking medium or an infrared camera for 3 consecutive nights to determine current use. If the den is not in use, the den shall be excavated and collapsed to ensure that no animals are present during construction. If the den is occupied during the non-maternity period ~~and avoidance is not feasible~~, badgers may be relocated by first incrementally blocking the den over a 3-day period, followed by slowly excavating the den (either by hand or with mechanized equipment under the direct supervision of a qualified biologist, removing no more than 4 inches at a time) before or after	Conduct preconstruction badger den surveys. If present, passive relocation and/or avoidance of individuals and/or active dens.	Within 30 days prior to construction and during construction activities.	County Planning and Building Department

Project Component	Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
		the rearing season (February 15–June 30). Passive relocation of American badgers shall be conducted under the direction of a qualified biologist. If the preconstruction survey finds potential badger dens, the dens shall be inspected by the project biologist to determine whether they are occupied. If a potential badger den is too long to completely inspect from the entrance, a fiber optic scope may be used to examine the den to the end. Inactive dens may be excavated by hand with a shovel to prevent reuse of dens during construction. If badgers occupy active dens in proposed work areas between February and July, nursing young may be present. To avoid disturbance and the possibility of direct impacts to adults and nursing young, and to prevent badgers from becoming trapped in burrows during construction activity, American badger dens determined to be occupied during the breeding season (February 15–June 30) shall be flagged. Between February and July, no grading or ground-disturbing activities shall occur within 100 feet of active badger dens to protect adults and nursing young. Buffers may be modified by the qualified biologist, provided the badgers are protected, and buffers only removed after the qualified biologist determines that the den is no longer in use. If a potential den is located outside of the disturbance footprint but within 500 feet of ground-disturbing activities (including staging areas), dens shall be avoided by installation of highly visible orange construction fencing a minimum of 100 feet from the den, designating the area an Environmentally Sensitive Area. Fencing shall be installed in a manner that allows badgers to move through the fencing at-will. No equipment, vehicles, or personnel shall be permitted within Environmentally Sensitive Areas without clear permission from a qualified biologist.			
Off-Site Improvements Cumulative	BIO/mm-12.1	**California Red-Legged Frog, Western Pond Turtle, and Two-Striped Gartersnake Surveys and Relocation.** All work areas within 100 feet of known California red-legged frog habitat shall be surveyed by a qualified biologist each day prior to the initiation of construction activities. As necessary, the qualified biologist shall physically relocate semiaquatic, special-status species (e.g., western pond turtle, two-striped gartersnake, etc.) and common semi-aquatic species (e.g., western toad, Pacific chorus frog, etc.) to suitable habitat areas (e.g., in Nipomo Creek) located outside the construction zone(s). Exact procedures and protocols for relocation of the special-status species shall be based upon pre-project consultation with the California Department of Fish and Wildlife. In the event a California red-legged frog is identified in a work area, all work shall cease until the California red-legged frog has safely vacated the work area. At no time shall any California red-legged frog be relocated and/or affected by project operations without prior approval from the U.S. Fish and Wildlife Service. In the unlikely event a permit is needed from the U.S. Fish and Wildlife Service for California red-legged frog, the applicant shall be required to obtain such permit.	Conduct preconstruction California red-legged frog surveys and monitoring during construction activities. If present, work shall cease.	Each day prior to construction activities and during construction activities.	County Planning and Building Department; CDFW

Project Component	Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
Off-Site Improvements Cumulative	BIO/mm-13.1	**Nesting Bird Surveys.** If construction activities are proposed during the typical nesting bird season (February 1–September 15), a nesting bird survey will be conducted by qualified biologists no more than 2 weeks prior to the start of construction to determine presence/absence of nesting birds within the project area and immediate vicinity (within 100 feet of the Nipomo Creek corridor). The County of San Luis Obispo will be notified if federally listed nesting bird species are observed during the surveys and the applicant, in coordination with the Nipomo Community Services District, will be responsible for facilitating coordination with the U.S. Fish and Wildlife Service, if necessary, to determine an appropriate avoidance strategy. Likewise, coordination with the California Department of Fish and Wildlife will be facilitated by the applicant, in coordination with the Nipomo Community Services District, if necessary, to devise a suitable avoidance plan for state-listed nesting bird species.	Conduct preconstruction nesting bird surveys. If nesting birds are present, implement avoidance buffers and monitor the site.	Within 2 weeks prior to ground-disturbing activities. If nesting birds are present, monitoring shall occur during construction activities.	County Planning and Building Department; NCSD; CDFW; USFWS
Specific Plan Area Cumulative	BIO/mm-14.1	**Mitigation for Burton Mesa Chaparral (*Arctostaphylos [purissima, rudis]* Shrubland Special Stands).** Prior to any ground-disturbing activity that would require oak tree removal~~issuance of the Conditional Use Permit for Oak Tree Removal and Grading/Impervious Surfaces~~, the applicant shall permanently protect (conserve), enhance (increase suitability of a site as habitat), and/or restore (repair damaged habitat) Burton Mesa chaparral in maritime coastal California at a 2:1 ratio of habitat preserved to habitat lost. This ratio will achieve the "no-net loss" requirement in County of San Luis Obispo Conservation and Open Space Element Policy BR 1.4 of the County of San Luis Obispo Conservation and Open Space Element. Habitat appropriate for restoration will ideally be located on the Nipomo Mesa with climatic and soil conditions that match those found on Dana Reserve. Conservation/enhancement/restoration of habitat areas contiguous with protected/restored Quercus agrifolia / Adenostoma fasciculatum – (Salvia mellifera) habitat shall be prioritized over isolated patches of mitigation. Areas contiguous with other protected maritime chaparral or oak woodland shall also be prioritized over isolated patches of mitigation. Where restoration is proposed, a restoration and enhancement plan approved by the California Department of Fish and Wildlife shall be submitted to the County prior to issuance of the Conditional Use Permit for Oak Tree Removal and Grading/Impervious Surfaces. A conservation easement over protected habitat shall be controlled by a qualified conservation organization approved by the County. Potential conservation organizations include, but are not limited to, The Nature Conservancy, San Luis Obispo Land Conservancy, Greenspace, Cambria Land Trust, or the California Department of Fish and Wildlife. The County of San Luis Obispo shall review and approve additional analysis prior to final approval of any proposed conservation area. If appropriate habitat is not available in San Luis Obispo County at a 2:1 ratio, the applicant may fulfill half of this mitigation requirement through restoring Burton Mesa chaparral in Santa Barbara County at an additional 2:1 ratio	Protect, enhance, and/or restore Burton Mesa chaparral in maritime coastal California to avoid any net loss in habitat quality~~at a 2:1 ratio of habitat preserved to habitat lost~~.	Prior to issuance of the CUP for Oak Tree Removal and Grading/Impervious Surfaces.	County Planning and Building Department; CDFW

Project Component	Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
		(e.g., if only 35 acres can be preserved/restored within San Luis Obispo County, then an additional 70 acres would be required to satisfy the mitigation if purchased in Santa Barbara County). A combination of preservation and restoration at a 2:1 ratio would allow for a no-net-loss of cover by Burton Mesa chaparral constituent elements and maintain species diversity within the county. In the event the applicant believes mitigation per the above requirements is not feasible, the applicant shall provide a report documenting the efforts taken to achieve the above standard, the reasons compliance is infeasible, and documentation that sufficiently establishes no additional reasonable mitigation options are feasible. The reasonableness of potential mitigation shall be interpreted in conformance with the standards of "rough proportionality" and "essential nexus" as established in the long-standing United States Supreme Court cases of Nollan v. Coastal Commission (1987) 483 U.S. 825, and Dolan v. City of Tigard (1994) 512 U.S. 374. This report shall be subject to the review and approval of the County of San Luis Obispo based on factors such as but not limited to cost, lack of availability of land, and lack of comparable habitat matrix that can be obtained. In the event the County agrees a combination of preservation and restoration at a 2:1 ratio would be infeasible as defined above, then the applicant shall, at a minimum, mitigate impacts to Burton Mesa chaparral to achieve a performance standard of no net loss of habitat quality. The performance standard shall be achieved through a combination of conserving, enhancing, restoring, and/or re-creating Burton Mesa chaparral removed by the project at the following mitigation ratios: 1. Conservation of currently unprotected Burton Mesa chaparral habitat in excellent condition at a 1.5:1 ratio; 2. Enhancement of protected Burton Mesa chaparral habitat in moderate to poor condition at a 2:1 ratio; 3. Restoration of damaged protected Burton Mesa chaparral habitat at a 0.5:1 ratio; and/or 4. Recreate high-quality Burton Mesa chaparral at a 0.25:1 ratio in appropriate habitat that has been completely disturbed (e.g., abandoned farmland). Based on the 35 acres of Burton Mesa chaparral to be removed by the project, and depending on the mitigation option(s) utilized to mitigate impacts, Burton Mesa chaparral would be mitigated through the conservation, enhancement, restoration, and/or recreation of between 8.75 acres and 70 acres of Burton Mesa chaparral, calculated as follows: 1. Conservation of unprotected Burton Mesa chaparral habitat in excellent condition at a 1.5:1 ratio (52.5 acres conserved:35 acres removed); 2. Enhancement of protected Burton Mesa chaparral habitat in moderate to poor condition at a 2:1 ratio (70 acres enhanced:35 acres removed);			

Project Component	Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
		3. Restoration of damaged protected Burton Mesa chaparral habitat at a 0.5:1 ratio (17.5 acres restored:35 acres removed); and/or 4. Recreate high-quality Burton Mesa chaparral at a 0.25:1 ratio in appropriate habitat that has been completely disturbed (8.75 acres recreated:35 acres removed). Other outcomes would be possible, depending on how conservation, enhancement, restoration, and recreation strategies are pursued and combined to meet the intent of this measure; however, under any scenario, final mitigation shall avoid any net loss of habitat quality. Documentation establishing an actionable plan to comply with this measure shall be provided to the County of San Luis Obispo for review and approval prior to issuance of construction permits.			
Specific Plan Area Cumulative	BIO/mm-15.1	**Off-Site Mitigation for Coast Live Oak Woodland (Quercus agrifolia / Adenostoma fasciculatum – [Salvia mellifera]).** Prior to issuance of the Conditional Use Permit for Oak Tree Removal and Grading/Impervious Surfaces, the applicant shall permanently protect (conserve), enhance (increase suitability of a site as habitat), restore (repair damaged habitat), and/or recreate (revegetate previously lost habitat) Quercus agrifolia / Adenostoma fasciculatum – (Salvia mellifera) in coastal California at a 2:1 ratio within the range of Burton Mesa chaparral. ~~This ratio will achieve the "no-net loss" requirement in County of San Luis Obispo Conservation and Open Space Element Policy BR 1.4 of the County of San Luis Obispo Conservation and Open Space Element. Conservation/enhancement/recreation of habitat areas shall be contiguous with mitigation for Burton Mesa chaparral.~~ A combined approach for habitat mitigation shall include the preservation of expanded contiguous habitat of protected Quercus agrifolia / Adenostoma fasciculatum – (Salvia mellifera), recreate, restore, and/or enhance contiguous areas of Quercus agrifolia / Adenostoma fasciculatum – (Salvia mellifera). However, to comply with Senate Bill 1334, only half the mitigation requirement for loss of coast live oak can be achieved through tree planting as a means of recreation. Where restoration is proposed, a restoration and enhancement plan shall be approved by the County of San Luis Obispo after consultation with the California Department of Fish and Wildlife ~~shall be submitted to the County~~ prior to issuance of the ~~grading~~ permit. A conservation easement over protected habitat shall be controlled by a qualified conservation organization approved by the County of San Luis Obispo. Potential conservation organizations include, but are not limited to, The Nature Conservancy, The Land Conservancy of San Luis Obispo ~~Land Conservancy~~, Greenspace, Cambria Land Trust, or the California Department of Fish and Wildlife. The County of San Luis Obispo shall review and approve additional analysis prior to final approval of the proposed off-site conservation area. Preservation and recreation would allow for a no-net-loss of cover by Quercus agrifolia / Adenostoma fasciculatum – (Salvia mellifera) constituent elements and preserve the diversity of oak woodland habitats in the County consistent	Protect, enhance, restore, and/or recreate *Quercus agrifolia* / *Adenostoma fasciculatum* – (*Salvia mellifera*) in coastal California at a 2:1 ratio within the range of Burton Mesa chaparral.	Prior to issuance of the CUP for Oak Tree Removal and Grading/Impervious Surfaces.	County Planning and Building Department; CDFW

Project Component	Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
		with County of San Luis Obispo Conservation and Open Space Element Policy BR 3.3.1. The requirement that the County of San Luis Obispo consult with the California Department of Fish and Wildlife prior to approving a restoration and enhancement plan shall be satisfied either where California Department of Fish and Wildlife responds to the County of San Luis Obispo's request for consultation within 90 days of the request or where the County of San Luis Obispo has attempted to consult with California Department of Fish and Wildlife but California Department of Fish and Wildlife has failed to respond to the County of San Luis Obispo's request within 90 days of the placement of the request.			
Off-Site Improvements Cumulative	BIO/mm-16.1	**Riparian Habitats.** The following measures shall be implemented for any grubbing, grading, and other ground-disturbing activities conducted within 100 feet of riparian habitat along Nipomo Creek or its tributaries to avoid potential project-related impacts to these resources and special-status species that may utilize these habitats: 1. All construction-related activities must observe a 100-foot setback from the Nipomo Creek riparian corridor, as measured from the outer edge of the riparian canopy. A minimum 50-foot setback shall be observed from the ephemeral drainages and flood channels, as measured from the outer edge of riparian vegetation. 2. If construction-related activities within the 100- or 50-foot buffers from Nipomo Creek or any other surface water resource, to the extent practicable, construction activities shall be conducted during the dry season (typically May 1–November 1), or as specified by resource agency permits and authorizations. This would reduce potential impacts to aquatic and semi-aquatic species that might be using the aquatic habitat and associated riparian vegetation as a movement/dispersal corridor. 3. Any construction activities conducted within 50 feet of Nipomo Creek, watercourses, pond, and riparian habitat shall be monitored by a qualified biologist. 4. If any special-status species are observed, the qualified biologist shall implement the measures described in BIO/mm-1.1 through BIO/mm 1.6 and BIO/mm-11.1.	Measures shall be included on all grading and construction plans.	Prior to issuance of grading and construction permits. Compliance to be verified during ground disturbance activities.	County Planning and Building Department
Off-Site Improvements Cumulative	BIO/mm-17.1	**Wetland Delineation.** Prior to construction in any undeveloped area where surface water resources or wetland indicators are present, the applicant, in coordination with the Nipomo Community Services District, shall retain a qualified biologist to conduct a wetland delineation along the proposed alignment route, including at minimum a 50-foot buffer area and a 100-foot buffer along the Nipomo Creek riparian corridor.	A qualified biologist shall conduct a wetland delineation.	Prior to construction in any undeveloped area where surface water resources or wetland indicators are present.	County Planning and Building Department

Project Component	Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
Off-Site Improvements Cumulative	BIO/mm-17.2	Prior to construction within 50 feet of any stream or other surface water resource, the applicant, in coordination with the Nipomo Community Services District, shall prepare project-specific plans for crossings. If construction activities require any earthwork within the banks of the drainages (including beneath the bed of the channel), the applicant, in coordination with the Nipomo Community Services District, shall coordinate with the U.S. Army Corps of Engineers, California Department of Fish and Wildlife, and Regional Water Quality Control Board to obtain the appropriate permits for direct impacts to jurisdictional features. The applicant, in coordination with the Nipomo Community Services District, shall implement all pre- and post-construction conditions identified in the permits issued. The plan shall be submitted to the County and applicable agencies 60 days prior to construction.	Prepare project-specific plans for stream/surface water crossings and obtain necessary permits.	Prior to construction within 50 feet of any stream or other surface water resource. The plan shall be submitted to the County for approval prior to issuance of grading and construction permits.	County Planning and Building Department; CDFW; USACE; RWQCB
Off-Site Improvements Cumulative	BIO/mm-17.3	Prior to construction within 50 feet of any stream or other surface water resource, the applicant, in coordination with the Nipomo Community Services District, shall implement the following measures: 1. Prior to project implementation, the project area shall be clearly flagged or fenced so that the contractor is aware of the limits of allowable site access and disturbance. Areas within the designated project site that do not require regular access shall be clearly flagged as off-limit areas to avoid unnecessary damage to sensitive habitats or existing vegetation within the project area. 2. Prior to project implementation, a project Erosion Control Plan shall be prepared. During project activities, erosion control measures shall be implemented. Silt fencing, fiber rolls, and barriers (e.g., hay bales) shall be installed to establish a minimum 25-foot setback distance between the project impact areas and adjacent wetlands and other waters. At a minimum, silt fencing shall be checked and maintained on a daily basis throughout the construction period. 3. Prior to construction, the applicant shall prepare and submit to the Regional Water Quality Control Board or State Water Resources Control Board a Notice of Intent and prepare a Stormwater Pollution Prevention Plan in accordance with the requirements of the State General Order related to construction projects. The Stormwater Pollution Prevention Plan shall identify the selected stormwater management procedures, pollution control technologies, spill response procedures, and other means that will be used to minimize erosion and sediment production and the release of pollutants to surface water during construction. The applicant shall ensure that sedimentation and erosion control measures are installed prior to any ground-disturbing activities. 4. Prior to the commencement of site preparation, ground-disturbing, or construction activities, the applicant will identify required best management practices on all construction plans. These practices will be implemented prior to, during, and following construction activities as necessary to ensure their intended efficacy. Measures	Measures shall be included on final grading and construction plans.	Prior to construction within 50 feet of any stream or other surface water resource and during construction.	County Planning and Building Department

Project Component	Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
		will include, but not necessarily be limited to, the placement of silt fencing along the down-slope side of the construction zone, on-site storage of a spill and clean-up kit at all times, and employment of both temporary and permanent erosion and sedimentation control measures (e.g., silt fencing, hay bales, straw wattles). 5. During project activities, if work occurring within stream channels is necessary, it shall be conducted during the dry season if possible (typically May 1–November 1). 6. Prior to construction, the applicant shall ensure preparation and implementation of a Spill Prevention and Contingency Plan that includes provisions for avoiding and/or minimizing impacts to sensitive habitat areas, including wetland and riparian areas and waterbodies due to equipment-related spills during project implementation. The applicant shall ensure contamination of habitat does not occur during such operations. Prior to the onset of work, the applicant shall ensure that the plan allows a prompt and effective response to any accidental spills. All workers shall be informed of the importance of preventing spills and of the appropriate measure to take should a spill occur. The plan shall include the following provisions: a. All equipment fueling shall be conducted within the designated staging areas of the project site. Such areas shall consist of roadway or ruderal habitat. At no time shall any equipment fueling be conducted within 100 feet of any wetland and riparian habitat area or waterbody. b. An overview of the containment measures to appropriately store and contain all fuels and associated petroleum products during the project shall be included in the plan. This shall include provisions for equipment staging areas, such as the need for drip pans underneath parked equipment and designated storage areas for fuel dispensing.			
Specific Plan Area Cumulative	BIO/mm-18.1	**Prepare On-Site Tree Protection Plan for Trees Retained.** Prior to issuance of a grading permit for any future development within the Specific Plan Area, a qualified arborist shall prepare a Tree Protection Plan designed to protect retained oaks during construction. Tree protection guidelines and a root protection zone shall be established and implemented for each retained tree over 4 inches diameter at breast height within 50 feet of site disturbance. The following criteria shall be included: 1. **Preserve Oak Forest Habitat on Dana Reserve.** Designate oak forest habitat for open space preservation where limited recreational and open space uses may be allowed. Preserve a minimum of 17 acres of oak forest habitat on-site. 2. **Map and Number Trees to be Retained.** Tree canopies and trunks within 50 feet of proposed disturbance zones shall be mapped and	Preparation and implementation of a Tree Protection Plan to protect retained oaks during construction.	Prior to issuance of a grading permit. Compliance to be verified during construction. The success of each planting shall be verified through County inspection.	County Planning and Building Department

Project Component	Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
		numbered by a County of San Luis Obispo-approved arborist or biologist and a licensed land surveyor. Data for each tree shall include date, species, number of stems, diameter at breast height of each stem, critical root zone diameter, canopy diameter, tree height, health, habitat notes, and nests observed. Impacts shall be identified for native oak trees with a diameter at breast height of 4 inches or greater, as measured at a height of 4.5 feet aboveground. Impacts include any ground disturbance within the critical root zone, trunk damage, or any pruning of branches 3 inches in diameter or greater. A qualified arborist shall determine the critical root zone for each retained tree on a case-by-case basis, generally 1.5 times the average canopy radius (distance from trunk to edge of drip line). For example, a tree with a 24-foot-diameter canopy would have a 36-foot critical root zone, or approximately 18 feet from the trunk. Where the canopy has been pruned prior to evaluation, the critical root zone may be calculated as 1.5 feet per inch of the tree's diameter at breast height. For example, an 18-inch diameter at breast height tree would be assigned a 24-foot critical root zone. The extent of the critical root zone shall be used as the basis for a tree protection zone, such as the line of encroachment for the edge of a group of trees, shown on all construction plans. 3. **Preconstruction Meeting.** On-site preconstruction meetings for each phase that affects oak trees shall be attended by the arborist(s), owner(s), Planning staff, and earth-moving team. Explicit exhibits and discussion will focus on tree protection during construction and provisions of the Tree Protection Plan. 4. **Install Protective Fencing.** Tree protection fencing shall be installed at the perimeter of the tree protection zone. At a minimum, a tree protection zone shall be delineated as a no-construction zone. Preferably, fencing shall be installed 6 feet outside the tree protection zone. No construction equipment shall be staged, parked, or stored within 6 feet of any oak tree dripline. The fence shall be installed with arborist field consultation before any construction or earth moving begins. The proposed fencing shall be shown on the grading plan. It must be a minimum of 4-foot-high chain-link, snow, or safety fence staked (with t-posts 8 feet on center). The owner/applicant shall be responsible for maintaining an erect fence throughout the construction period. (For trees to be protected longer than 4 months, metal fencing is preferred to minimize maintenance requirements.) The arborist(s), upon notification, will inspect the fence placement once it is erected. After this time, fencing shall not be moved without arborist inspection/approval.			

Project Component	Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
		If plastic fencing is used, a minimum of four zip ties shall be used on each stake to secure the fence. Weatherproof signs shall be permanently posted on the fences every 50 feet, with the following information: Tree Protection Zone. No personnel, equipment, materials, or vehicles allowed. 5. **Avoid and Minimize Tree Impacts.** Impacts to the oak canopy or critical root zone shall be avoided where feasible in light of project layout and the locations of physical structures, paved or otherwise altered surfaces, and infrastructure. Impacts include pruning branches over 3 inches in diameter, any ground disturbance or soil compaction within the dripline or critical root zone of the tree (whichever distance is greater), and trunk damage. a. No Tree Attachments. Wires, signs, and other similar items shall not be attached to the oak trees. b. Pruning. Pruning shall be implemented by, or under the direction of, a certified arborist. The purpose and type of pruning implemented shall be tracked by service date and class of pruning for each tree. A certified arborist shall direct all pruning. No pruning shall take more than 25% of the live crown of any native tree. Any trees that may need pruning for road/home clearance shall be pruned prior to any grading activities to avoid branch tearing. Unless a hazardous or unsafe situation exists, major trimming shall be done only during the summer months. (Coast live oaks, which retain their leaves year-round, are generally dormant July through October.) i. Class 1 pruning emphasizes aesthetics, removal of dead, dying, and decaying weak branches and selective thinning to lessen wind resistance. ii. Class 2 pruning is for structural integrity and tree health concerns. It consists of removal of dead, dying, decaying, interfering, obstructing, and weak branches and selective thinning to lessen wind resistance. iii. Class 3 pruning is conducted for safety considerations and hazardous conditions. iv. Class 4 pruning includes crown-reduction pruning, such as reduction of tops, sides, or individual limbs. Removal of larger lower branches shall be minimized to avoid making tree tops heavy and more susceptible to “blow-overs,” reduce large limb cuts that are susceptible to disease and infestation, retain wildlife habitat values associated with the lower branches, retain shade to keep			

Project Component	Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
		summer temperatures cooler (retains higher soil moisture, greater passive solar potential, provides better conditions for oak seedling volunteers), and retain the natural shape of the tree. The amount of trimming (roots or canopy) done in any one season shall be limited as much as possible to reduce tree stress/shock (10% or less is best, 25% maximum). c. Surface Root Protection. Care shall be taken to avoid surface roots within the top 18 inches of soil. If any roots must be removed or exposed, they shall be cleanly cut and not left exposed above the ground surface. d. Utility Placement. All utilities, sewer, and storm drains shall be placed down the roads and driveways and, when possible, outside of the critical root zones. The arborist shall supervise trenching within the critical root zone. All trenches in these areas shall be exposed by air spade or hand dug with utilities routed under/over roots larger than 3 inches in diameter. Boring under oaks is also acceptable. e. Permeable Paving within 20 Feet of the Critical Root Zone. Paving shall be pervious material where access roads or driveways encroach within 20 feet of a retained oak tree's critical root zone. f. Trenching within the Critical Root Zone. All trenching within the critical root zone of native trees shall be hand dug or implemented with an air spade or bore. All major roots shall be avoided whenever possible. All exposed roots larger than 1 inch in diameter shall be clean cut with sharp pruning tools and not left ragged. A mandatory meeting between the arborists and grading contractor(s) must take place prior to work start. g. Grading within the Critical Root Zone. Grading shall not encroach within the critical root zone unless authorized by the grading permit. Grading shall not disrupt the normal drainage pattern around the trees. Fills shall not create a ponding condition and excavations shall not leave the tree on a rapidly draining mound. Any exposed roots shall be covered the same day they were exposed if possible. If left exposed for more than a day, roots must be covered with burlap or another suitable material and wetted down two times per day until reburied. h. Equipment Operation. Vehicles and all heavy equipment shall not be driven under the trees, as this will contribute to soil compaction. Also, there is to be no parking of equipment or personal vehicles in these areas. All areas			

Project Component	Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
		behind fencing are off limits unless preapproved by the arborist. i. Existing Surfaces. The existing ground surface within the critical root zone of all oak trees shall not be cut, filled, compacted, or impaired, unless shown on the grading plans and approved by the arborist. If grading in the root zone cannot be avoided, retaining walls shall be constructed to minimize cut and fill impacts. ii. Construction Materials and Waste. No liquid or solid construction waste shall be dumped on the ground within the critical root zone of any native tree. The critical root zone areas are not for storage of materials. No waste or contaminated water shall be dumped on the ground or into any grate between the outer edge of the critical root zone and the base of the oak trees, or uphill from any oak tree where such substance might reach the roots through a leaching process. iii. No Permanent Irrigation within the Dripline of Existing Oaks. No permanent irrigation shall occur within the dripline of any existing oak tree 6. **Correct Damage to Oaks.** The applicant shall be responsible for correcting any damage to oak trees on the property in a manner specified by an arborist approved by the County at the applicant's expense. a. Impacted Root Treatment. Roots impacted during construction (e.g., trenching or grading operations) shall be treated by the arborist on a case-by-case basis using best practices, such as clean cuts accompanied by application of appropriate fungicides and insecticides by a licensed pest control applicator. b. Soil Aeration Methods. Soils within the critical root zone that have been compacted by heavy equipment and/or construction activities must be returned to their original state before all work is completed. Methods include water jetting, adding organic matter, and boring small holes with an auger (18 inches deep, 2–3 feet apart with a 2–4-inch auger) and the application of moderate amounts of nitrogen fertilizer. The arborist(s) shall advise. c. Chip Mulch. All impacted areas within the critical root zone of the trees shall receive a 4- to 6-inch layer of chip mulch to retain moisture, retain soil structure, and reduce the effects of soil compaction.			

Project Component	Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
		d. Landscape. All landscape within the critical root zone shall consist of drought-tolerant or native varieties. Lawns shall be avoided. All irrigation trenching shall be routed around critical root zones, otherwise aboveground drip irrigation shall be used. It is the owner's responsibility to notify the landscape contractor regarding this mitigation. For this site, it is strongly recommended that drought-tolerant native landscape is used with the approval of the arborist. This includes all sidewalk/greenbelt areas. e. Fertilization and Cultural Practices. As the project moves toward completion, the arborist(s) may suggest either fertilization and/or mycorrhizal inoculation applications that will benefit tree health. Application of mycorrhizal inoculum offers several benefits to the host plant, including faster growth, improved nutrition, greater drought resistance, and protection from pathogens. f. Post-Construction Tree Inspection. Prior to occupancy of each phase, a letter from the arborist(s) shall be required that verifies health/condition of all impacted trees and provides recommendations for additional mitigation. The letter shall verify that the arborist(s) or their designee were on-site for all grading and/or trenching activity that encroached into the critical root zone of the selected native trees, and that all work in these areas was completed to the standards set forth above. 7. **Arborist Supervision and Treatment of Impacted Trees.** A licensed arborist shall supervise all ground disturbances within the tree protection zone and activities that may impact branches. The arborist shall provide guidance such as temporary damaged root protection, use of air spades, timing between impact and root treatment by arborist, appropriate use of air spade or hand tools to minimize tree damage specific to the action proposed, and to treat root zone and branch damage. During and upon completion of construction, the licensed arborist shall provide treatment, as the licensed arborist determines is appropriate, to maintain and improve the health of the tree, including pruning of the broken main stem, and soil supplement and watering programs. All root pruning shall be completed with sharpened hand pruners. Pruned roots shall be immediately covered with soil or moist fabric. Damaged roots shall be treated within 24 hours by a qualified tree specialist to inhibit fungus, insects, or other disease damage. 8. **Report Tree Impacts.** Damage to any tree during construction shall be reported to the project arborist within 24 hours. The damage should be treated as soon as possible, as appropriate, by an arborist or his/her designee approved by the County of San Luis			

Project Component	Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
		Obispo to prevent disease or pest infestation. Damage will be reported to the County of San Luis Obispo and applicant during each month of construction. All monitoring will be documented on the field report form, which will be forwarded to the project manager and County. 9. **Protect Replacement/Mitigation Oaks.** The following activities are not allowed within the root zone of newly planted oak trees: year-round irrigation (no summer watering, unless "establishing" new tree or native compatible plants for up to 7 years), grading (includes cutting and filling of material), compaction (e.g., regular use of vehicles), placement of impermeable surfaces (e.g., pavement), and disturbance of soil that impacts roots (e.g., tilling). 10. **Notes on Plans.** The standards in BIO/mm-18.1(1–7) shall be noted and shown on all grading and building plans, as well as an additional map sheet recorded with any Final Map in order to describe the activities prohibited outside the approved construction envelopes. All trees to be retained within 50 feet of impact areas shall be shown with tree protection zone for groups of trees and critical root zone for individual trees. 11. **Prepare and Implement On-Site Oak Tree Protection, Replacement, and Habitat Restoration Plan.** Prior to recordation of a Final Map for a land division on the property, the developer shall submit a Tree Protection Plan, Tree Replacement Plan (BIO/mm-18.2), and Oak Woodland Habitat Restoration Plan (BIO/mm-18.3) for the review and approval by the County of San Luis Obispo Planning and Building Director. The Oak Tree Protection, Replacement, and Habitat Restoration Plan will be approved by the County of San Luis Obispo and provided to all contractors and subcontractors that work within or adjacent to the critical root zone of native trees. Provisions of the Oak Tree Protection, Replacement, and Habitat Restoration Plan shall be included in the Worker Environmental Training Program to confirm that workers and supervisors are trained in maintaining fencing, protecting root zones, and conforming to all tree protection goals. Each contractor must sign and acknowledge the plan. Any future changes (within the critical root zone) will need project arborist review and implementation of potential mitigation measures before proceeding. 12. **Mitigate Impacts to Preserved Trees.** Damage that occurs to protected retained trees ~~or sensitive habitats~~ resulting from construction activities shall be mitigated in a manner approved by the County of San Luis Obispo Planning and Building Director. Damage to trees located within habitat types mapped as oak woodland or oak forest in Figure 4.4-2 shall be mitigated through off-site preservation, consistent with BIO/mm-18.4. Damage to trees located outside habitat types mapped as oak woodland or oak forest			

Project Component	Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
		in Figure 4.4-2 shall be mitigated pursuant to replacement tree performance criteria set forth in Section 2 of ~~Impacts to less than 10% of the tree's critical root zone and canopy shall be mitigated at a 2:1 ratio (plant two trees for each tree impacted). Impacts over 10% and less than 50% of the tree's critical root zone and/or canopy shall be mitigated at a 3:1 ratio. Impacts to more than 50% of the trees' critical root zone shall require mitigation at a 4:1 ratio. See~~ BIO/mm-18.2 ~~for replacement tree performance criteria~~. Mitigation for impacted trees shall be tracked with the following information: tree tag number, location (latitude/longitude WGS84 datum), number of trunks, diameter at breast height of main trunk, proposed critical root zone impact percent, proposed mitigation ratio, actual impact percent, date of impact (month/year), document if accounted for in approved plans, actual replacement ratio, actual replacement number, date of planting (month/year), location of mitigation planting (Phase and general location), and expected year performance criteria to be met. Quarterly impact and proposed mitigation documentation shall be provided to the County during the active phases of construction. Annual reports shall be provided until the project is completed.			
Specific Plan Area Cumulative	BIO/mm-18.2	**Tree Replacement Plan.** Prior to issuance of a grading permit for any future development within the Specific Plan Area, a qualified arborist shall prepare and submit an Oak Tree Replacement Plan for the review and approval by the County of San Luis Obispo Planning and Building Director. The Oak Tree Replacement Plan will be approved by the County of San Luis Obispo and will include a plan for adding native oaks to the landscape planting plan for streets and recreational open spaces. The Oak Tree Replacement Plan shall specify the number of oak trees to be planted based on the following mitigation ratios: 1. Mitigation for Removed Trees. Oak trees removed from habitat types not mapped as oak woodland or oak forest in Figure 4.4-2, shall be mitigated for by planting replacement trees at a 4:1 ratio (four trees for each tree removed, e.g., 120 oaks planted for 30 removed). 2. Mitigation for Impacts to Preserved Trees. Per Section 12 of BIO/mm-18.1, damage that occurs to protected retained trees located outside habitat types mapped as oak woodland or oak forest in Figure 4.4-2 resulting from construction activities shall be mitigated ~~for~~ at the following ratios: a. Indirect impacts to less than 25% of a tree's critical root zone and canopy shall be monitored, tracked, and health reported for at least 2 years following impact~~Impacts to less than 10% of a tree's critical root zone and canopy~~	The landscape planting plan shall include native oaks and other plants.	Prior to issuance of grading permits. Compliance to be verified prior to occupancy. The success of each planting shall be verified through County inspection.	County Planning and Building Department

Project Component	Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
		~~shall be mitigated at a 2:1 ratio (plant two trees for each tree impacted)~~. b. Trees impacted over 25% of a trees critical root zone shall be monitored for 7 years. Trees in very poor health after 7 years as determined by a certified arborist shall be replanted at a 2:1 ratio (plant two trees for each tree impacted)~~Impacts over 10% and less than 50% of a tree's critical root zone and/or canopy shall be mitigated at a 3:1 ratio (plant three trees for each tree impacted)~~. c. ~~Impacts to more than 50% of a trees' critical root zone and/or canopy shall require mitigation at a 4:1 ratio (plant four trees for each tree impacted).~~ 3. Criteria for Replacement Trees: a. Mitigation trees may be planted to enhance the on-site oak woodland and/or included in the landscape planting plan but are not allowed in the preserved oak forest habitat. ~~b. If on-site planting areas are not available, off-site oak habitat mitigation areas shall be calculated at two times 1,750 square feet per tree (assuming a 47-foot-diameter average canopy of trees removed from grassland habitats).~~ ~~c.~~b. Replacement trees ~~shall not be planted within designated fire fuel management zones (i.e.,~~ within 100 feet of structures~~)~~ shall be planted with the intention that their mature canopies will be maintained over 6 feet above ground level. Within 30 feet of structures, canopies will maintain a minimum separation of 10 feet. ~~d.~~c. A minimum of 25% of the oak trees planted in mitigation areas and in on-site restoration areas shall be propagated from acorns collected from on-site oak trees, preferably from those proposed to be removed. ~~All mitigation trees propagated from acorns must reach at least 1-inch in diameter prior to the removal of mature trees.~~ ~~e.~~d. All other mitigation trees must be from Central Coast acorns. All replacement trees shall be at least 1 year old and preferably propagated in tall tree pots that are 12 to 18 inches deep~~1-inch in diameter~~. ~~f.~~e. Mitigation trees shall be maintained and monitored for a minimum of 7 years and must have reached a minimum height of 6 feet prior to certification of completion. ~~g.~~f. The following activities are not allowed within the root zone of newly planted oak trees: Year-round irrigation (no summer watering, unless "establishing" new tree or native			

Project Component	Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
		compatible plants for up to 7 years), grading (includes cutting and filling of material), compaction (e.g., regular use of vehicles), placement of impermeable surfaces (e.g., pavement), and disturbance of soil that impacts roots (e.g., tilling). In addition to oaks, the Oak Tree Replacement Plan shall include plants typical of Nipomo Mesa native oak woodlands in open space planting palettes, as well as herbs and shrubs that thrive near oaks, and generally require less irrigation than some of the landscaping commonly employed on the Central Coast. The table below provides appropriate plants associated with oak trees, including species found on the Dana Reserve. This list includes several with California Rare Plant Rank status. The landscape planting plan shall include common native understory species, such as western nettle and California plantain, as they may be naturally present in native landscapes and allowed to be retained by maintenance crews during restoration and site maintenance. Special-status species should be encouraged to be represented in the native plant landscape plan, especially in areas where already present or in the vicinity. 4. Identify All Protected Oak Areas that Require Certified Arborist Review. a. Prior to construction, areas of proposed impacts to coast live oak critical root zone shall be clearly identified on construction documents. Three distinct categories shall be identified on the plans: preserved oaks, woodland and forest oaks to be removed or impacted, and scattered oaks in other habitats. An International Society of Arboriculture (ISA) certified arborist and/or the certified arborist's designee shall be present during all impacts within oak tree critical root zones. Cutting or disturbing a large percentage of a tree's roots increases the likelihood of the tree's failure or death. Cutting tree roots that are more than 4 inches wide shall be avoided; roots that large are usually structural. Cutting them can destroy the stability of the tree, causing it to fall over. ~~h.~~b. The project arborist and/or the arborist's designee will (1) guide contractors to minimize and avoid adverse effects on an individual tree basis where work is proposed within the critical root zone; and (2) treat damaged roots and branches with appropriate arboriculture methods.			

Project Component	Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party

Recommended Native Plant Species for Landscaping

Scientific Name	Common Name	Special Status
Shrubs – 12 Native Taxa		
Artemisia californica	California sagebrush	--
Ceanothus impressus var. *nipomensis*	Nipomo Mesa ceanothus	CRPR 1B.2
Ceanothus cuneatus var. *fascicularis*	Sand buck brush	CRPR 4.2
Cercocarpus betuloides var. *betuloides*	Birch-leaf mountain-mahogany	--
Frangula californica	California coffee berry	--
Heteromeles arbutifolia	Toyon	--
Prunus ilicifolia	Hollyleaf cherry	--
Prunus fasciculata var. *punctata*	Sand almond	CRPR 4.3
Rhamnus crocea	Spiny redberry	--
Salvia mellifera	Black sage	--
Sambucus nigra ssp. *caerulea*	Blue elderberry	--
Symphoricarpos mollis	Creeping snowberry	--
Forbs – Annual and Perennial Native Taxa		
Acmispon americanus	American bird's foot trefoil	--
Acmispon glaber	Deer weed	--
Anaphalis margaritacea	Pearly everlasting	--
Asclepias eriocarpa	Kotolo	--
Cirsium occidentale	Cobweb thistle	--
Clarkia purpurea ssp. *viminea*	Wine cup Clarkia	--
Claytonia parviflora ssp. *parviflora*	Miner's lettuce	--

Project Component	Mitigation Measure	Requirements of Measure			Compliance Method	Verification Timing	Responsible Party
		Corethrogyne filaginifolia	Common tansyaster	--			
		Dichelostemma capitatum ssp. *capitatum*	Blue dicks	--			
		Diplacus aurantiacus	Sticky monkeyflower	--			
		Helianthemum scoparium	Broom rose	--			
		Hesperocnide tenella	Western nettle	--			
		Heterotheca grandiflora	Telegraph weed	--			
		Horkelia cuneata var. *puberula*	Mesa horkelia	CRPR 1B.1			
		Lupinus bicolor	Miniature lupine	--			
		Lupinus nanus	Sky lupine	--			
		Lupinus truncatus	Blunt leaved lupine	--			
		Paeonia californica	California peony	--			
		Pedicularis densiflora	Warrior's plume	--			
		Phacelia ramosissima	Branching phacelia	--			
		Phacelia tanacetifolia	Lacy phacelia	--			
		Pholistoma auritum	Fiesta flower	--			
		Piperia michaelii	Michael's rein orchid	CRPR 4.2			
		Plantago erecta	California plantain	--			
		Pseudognaphalium californicum	Ladies' tobacco	--			
		Pterostegia drymarioides	Fairy mist	--			
		Silene laciniata	Cardinal catchfly	--			
		Solanum americanum	Common nightshade	--			
		Solanum xanti	Chaparral nightshade	--			
Specific Plan Area Cumulative	BIO/mm-18.3	**Protect On-Site Oak Woodland Resources Intended to be Retained and Preserved On-Site.** Prior to issuance of a grading permit for any future development within the Specific Plan Area, the applicant shall submit an Oak Woodland Protection and Restoration Plan to be reviewed and approved by the County of San Luis Obispo Planning and Building Department. Coast live oak forest, woodland, and retained trees within 50 feet of development shall be shown on all grading and development plans. The plan shall be prepared			Prepare and implement an Oak Woodland Protection and Restoration Plan.	Prior to issuance of grading permits.	County Planning and Building Department

Project Component	Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
		by a qualified individual acceptable to the County of San Luis Obispo Director of Planning and Building. The plan shall specify short- and long-term management actions necessary to preserve and enhance the on-site biological open space and will include sections for (1) habitat protection, (2) monitoring during project construction, (3) reporting, (4) oak tree replacement planting, (5) rare plant mitigation planting and protection, and (6) wildlife habitat protection. The plan shall include (7) a fuel management component that provides measures to protect native understory vegetation and downed woody debris in a manner that optimizes wildlife habitat protection and reduces fire risk to neighborhoods. The plan shall (8) maximize the protection of large oak trees (greater than 12 inches in diameter as measured at breast height) during all construction activities. Fire fuel management shall address reduction of fire fuel loads within 100 feet of structures. The first 30 feet from residences/structures (e.g., the back of yards) shall be maintained to remove dead plant material, and trees shall be maintained to create canopy gapskeep branches 10 feet from other trees. In the next 70 feet, annual grass shall be cut or grazed to a maximum average height of 4 inches. A horizontal space shall be created between patches of native shrubs. Fallen branches, twigs, and bark shall be removed to reduce total fuel load. Patches of live shrubs shall be retained, and patches of annual wildflowers shall be mowed/grazed after seeds have set. Young trees that are in shrub-form shall be shaped to minimize fuel load but allow for trees to protect their trunks during the early growth period when bark is still relatively thin. Heavy branches of mature trees at least 6 feet from the ground shall be removed per California Department of Forestry and Fire Protection's "Prepare for Wildfire" recommendations to maintain defensible space. Management of defensible space (100 feet from structures and 10 feet from roads) must protect special-status plant and wildlife taxa as specified in Mitigation Measures BIO/mm 1.1 through BIO/mm-1.1 through BIO/mm-1.6, BIO/mm-2.1 through BIO/mm-2.3, BIO/mm-3.1, BIO/mm-4.1 and BIO/mm-4.2, BIO/mm-5.1, BIO/mm-6.1, BIO/mm-7.1, BIO/mm-8.1, BIO/mm-9.1, and BIO/mm-14.1.			
Specific Plan Cumulative	BIO/mm-18.4	**Off-Site Preservation.** Prior to recordation of a Final Map for a land division over the Specific Plan Area, the applicant shall protect coast live oak forest (*Quercus agrifolia* / *Toxicodendron diversilobum* association) and coast live oak woodland (*Quercus agrifolia* / *Adenostoma fasciculatum* – [*Salvia mellifera*] association) at a ratio of 2:1 (2 acres conserved for each acre removed). A conservation easement over the protected habitat shall be controlled by a qualified conservation organization approved by the County of San Luis Obispo. Potential conservation organizations include, but are not limited to, The Nature Conservancy, Land Conservancy of San Luis Obispo County, Greenspace, or Cambria Land Trust. Applicant-Proposed Mitigation: The applicant proposes to conserve 187 acres of coast live oak woodland and 67.5 acres of coast live oak forest that is intermixed with the 95.9 acres of chamise chaparral, 19.2 acres of La Panza manzanita chaparral, and 26.4 acres of annual grassland on the Dana Ridge Ranch. This property is located southeast of Dana Reserve (see Figure	The applicant shall protect coast live oak forest (*Quercus agrifolia* / *Toxicodendron diversilobum* association) and coast live oak woodland (*Quercus agrifolia* / *Adenostoma fasciculatum* – [*Salvia mellifera*] association) at a	Prior to issuance of grading permits.	County Planning and Building Department; qualified conservation organization(s)

Project Component	Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
		4.4-13). Habitat descriptions, a plant list, and figures associated with this off-site mitigation location are detailed in Althouse and Meade (2021). The project proposes to impact 21.7 acres of coast live oak forest and 75.3 acres of coast live oak woodland (97.0 acres total). The applicant's proposed mitigation on Dana Ridge Ranch would yield a mitigation ratio of 3.1:1 for coast live oak forest and 2.5:1 for coast live oak woodland habitats. No restoration or replacement of removed oak trees is proposed.	ratio of 2:1 (two acres conserved for each acre removed).		
Off-Site Improvements Cumulative	BIO/mm-19.1	**Oak Tree Monitoring.** Impacts to oak trees shall be avoided where feasible. Impacts include any ground disturbance or soil compaction within the dripline or critical root zone of the trees (whichever distance is greater). A ~~qualified~~ certified arborist shall determine the critical root zone for each oak tree within the path of the pipeline alignments. Ground disturbance shall be supervised by a licensed arborist if excavation is proposed within the critical root zone of an oak tree. The arborist shall supervise all trenching within the critical root zone. The arborist shall provide guidance such as temporary damaged root protection, use of air spades, timing between impact and root treatment by arborist, appropriate use of air spade or hand tools to minimize tree damage specific to the action proposed, and to treat root zone and branch damage. During and upon completion of construction, the licensed arborist shall provide treatment, as the licensed arborist determines is appropriate, to maintain and improve the health of the tree, including pruning of the broken main stem, and soil supplement and watering programs. All root pruning shall be completed with sharpened hand pruners. Pruned roots shall be immediately covered with soil or moist fabric. Damaged roots shall be treated within 24 hours by a qualified tree specialist to inhibit fungus, insects, or other disease damage. Impacted oak trees shall be monitored and, if found in decline, replaced consistent with the requirements of BIO/mm-18.1, BIO/mm-18.2, and BIO/mm-18.3. If required, a draft replacement plan with a specific receiver site such as parks in the Nipomo area shall be approved by the County of San Luis Obispo prior to trenching within the critical root zone of any oak tree.	Avoid and protect oak trees.	During construction activities for off-site improvements.	County Planning and Building Department
Cultural Resources					
Off-Site Improvements Cumulative	CR/mm-1.1	**Historical Resources Evaluation.** Prior to development of off-site improvements, the applicant, in coordination with the Nipomo Community Services District, shall retain a County of San Luis Obispo- ~~a~~ qualified architectural historian to ~~will~~ conduct a review to determine the presence of historical resources and/or the potential for the improvements to affect historical resources and prepare a report that details the evaluation methodology, findings, and recommended mitigation measures to avoid and/or minimize potential impacts. The report shall be submitted to the Nipomo Community Services District for implementation and to the County of San Luis Obispo Planning and Building Department for verification of compliance with this measure.	A qualified architectural historian shall conduct a review to determine the presence of historical resources.	Prior to development of off-site improvements.	County Planning and Building Department

Project Component	Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
Specific Plan Area Cumulative	CR/mm-2.1	**Environmentally Sensitive Areas.** The Extended Phase I study identified areas within each resource that contain subsurface deposits, which have higher potential to yield important information. Although abundant within the project area, non-diagnostic surface artifacts generally lack significant data potential. As such, the localized portions of each respective resource that contain evidence of subsurface deposits shall be avoided. These areas shall be labeled as Environmentally Sensitive Areas on construction plans for initial site preparation and infrastructure establishment, as well as construction plans for all future phases of the project. Highly visible temporary construction fencing shall be installed along the boundary and shall remain in place during initial ground disturbance. To the greatest extent feasible, no ground disturbance, construction worker foot traffic, storage of materials, or storage or use of equipment shall occur within 50 feet of the Environmentally Sensitive Areas. If an Environmentally Sensitive Area will be accessible by occupants or visitors to the development, the Environmentally Sensitive Area shall be clearly marked, and designated trails will be established to ensure that no future impacts to the Environmentally Sensitive Areas occur as a result of the project. Where feasible, native vegetation shall be planted and maintained in a way that protects off-trail activity within the Environmentally Sensitive Area(s) and minimizes impacts from planting, irrigation, and use for the life of the project.	Environmentally Sensitive Areas shall be printed on final construction and grading plans. Avoidance of Environmentally Sensitive Areas.	Prior to issuance of grading and construction permits and during construction activities. Compliance to be verified during construction activities.	County Planning and Building Department
Specific Plan Area Cumulative	CR/mm-2.2	**Data Recovery Plan.** If a resource cannot be protected and avoided as an Environmentally Sensitive Area as described in CR/mm-2.1, the applicant shall retain a County of San Luis Obispo-qualified archaeologist to conduct and implement resource-specific data recovery prior to initial site preparation and infrastructure establishment, as well as prior to construction of all future phases of the project occurring within 50 feet of an Environmentally Sensitive Area. Prior to implementation of data recovery, a County-qualified archaeologist shall prepare a Data Recovery Plan outlining the goals and methods for conducting and reporting on the work. The Data Recovery Plan will include, but not be limited to: 1. Research design; 2. Excavation methodology; 3. Curation or repatriation plan; 4. Treatment of human remains; 5. Proposed sample size; 6. Proposed excavation locations; and 7. Coordination with local tribal groups. The Data Recovery Plan will be tailored to the level of physical disturbance at each resource (if any). As the full extent of proposed disturbance cannot be determined at this time, it is not practical to include the preparation of the Data Recovery Plan as part of this Environmental Impact Report. The Data Recovery Plan will be prepared in direct coordination with local tribal groups	If a resource will not be protected as an Environmentally Sensitive Areas, a County-qualified archaeologist shall prepare a Data Recovery Plan.	Prior to issuance of construction and grading permits. Prior to implementation of data recovery.	County Planning and Building Department

Project Component	Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
		and shall be submitted to the County of San Luis Obispo Planning and Building Department for review and approval.			
Specific Plan Area Off-Site Improvements Cumulative	CR/mm-2.3	**Cultural Resources Protection Plan.** In addition to the resource-specific Data Recovery program, a County of San Luis Obispo -qualified archaeologist shall prepare a Cultural Resources Protection Plan to ensure impacts to unknown resources are avoided or minimized during all future phases of the project, including off-site improvements. The Cultural Resources Protection Plan shall include, but not be limited to, the following provisions: 1. List of personnel involved in the observation and oversight activities; 2. Description of how monitoring will occur; ~~2.~~3. Description of how tribal monitoring will occur in coordination with the Northern Chumash Trbal Council (NCTC) and yak titᵛu titᵛu yak tiłhini (ytt); ~~3.~~4. Description of frequency of monitoring (e.g., full-time, part time, spot checking); ~~4.~~5. Description of what resources are expected to be encountered; ~~5.~~6. Description of circumstances that would result in the halting of work at the project site (e.g., what is considered significant archaeological resources?); ~~6.~~7. Description of procedures for halting work on the site and notification procedures; ~~7.~~8. Description of reporting procedures; and ~~8.~~9. Consultation with appropriate Chumash tribal representatives. The Cultural Resources Protection Plan shall outline how and when archaeological and/or tribal monitoring may occur during initial project activities. The intent of the Cultural Resources Protection Plan is to ensure avoidance of adverse impacts to resources protected as Environmentally Sensitive Areas and to ensure proper treatment in the case unknown resources are inadvertently discovered during project implementation.	A County-qualified archaeologist shall prepare a Cultural Resources Protection Plan.	Prior to issuance of construction and grading permits and during construction.	County Planning and Building Department
Specific Plan Area Off-Site Improvements Cumulative	CR/mm-2.4	**Worker Awareness Training.** Prior to construction activities, the applicant shall have a County of San Luis Obispo-qualified archaeologist and a tribal representative conduct a cultural resources training for all construction personnel, including the following: 1. Review the types of archaeological artifacts that may be uncovered; 2. Provide examples of common archaeological artifacts to examine; 3. Review what makes an archaeological resource significant to archaeologists and local Native Americans; 4. Describe procedures for notifying involved or interested parties in case of a new discovery;	A County-qualified archaeologist and a tribal representative shall conduct a cultural resources training for all construction personnel and participation shall be documented.	The training and documentation of participation shall be conducted and submitted prior to construction activities.	County Planning and Building Department

Project Component	Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
		5. Describe reporting requirements and responsibilities of construction personnel; 6. Review procedures that shall be used to record, evaluate, and mitigate new discoveries; and, 7. Describe procedures that would be followed in the case of discovery of disturbed and/or intact human burials and burial-associated artifacts.			
Off-Site Improvements Cumulative	CR/mm-3.1	**Retain Archaeologist.** Prior to development of off-site improvements, a County of San Luis Obispo-qualified archaeologist shall be retained by the applicant, in coordination with the Nipomo Community Services District, to conduct a review of California Historical Resources Information System records search data to determine the presence of known resources and determine if the off-site improvement areas have been previously subject to archaeological study, and whether the study adequately addresses the potential for archaeological resources to occur within the disturbance area associated with implementation of the project. If it is determined a study has not been conducted or existing research does not meet California Environmental Quality Act requirements for the identification and treatment of California Register of Historical Resources-eligible resources, a new study shall be conducted. The study shall identify archaeological resources that have the potential to be impacted by future development and provide mitigation measures to avoid and/or minimize potential impacts. Additional tasks, such as Native American coordination, Phase II archaeological testing, Phase III data recovery, and historic research, shall be conducted as necessary. The study shall identify cultural resources that have the potential to be impacted by future development and identify resource-specific mitigation measures to avoid and/or minimize potential impacts. The study shall be submitted to the Nipomo Community Services District for implementation ~~County of San Luis Obispo Planning and Building Department~~ prior to initiation of site preparation for off-site improvements and to the County of San Luis Obispo Planning and Building Department for verification of compliance with this measure.	A County-qualified archaeologist shall be retained to determine the presence of archaeological resources.	Prior to development of off-site improvements.	County Planning and Building Department
Geology and Soils					
Specific Plan Area	GEO/mm-1.1	**Foundations.** The following recommendations shall be incorporated into the design criteria for future development of the Specific Plan Area: 1. Conventional continuous and spread footings bearing on compacted soils may be used to support the new structures. Grade beams shall also be placed across all large entrances into the buildings. Footings and grade beams shall have a minimum depth of 12 inches below lowest adjacent grade; however, footings and grade beams for commercial buildings and residential buildings two stories or greater shall have a minimum depth of 18 inches below lowest adjacent grade. All spread footings shall be a minimum of 2 square feet.	Design recommendations shall be shown on final construction and building plans.	Prior to issuance of construction and building permits.	County Planning and Building Department

Project Component	Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party

Footing and grade beam dimensions shall also conform to the applicable requirements of Section 1809 of the 2019 California Building Code. Footing reinforcement shall be in accordance with the requirements of the architect/engineer; minimum continuous footing and grade beam reinforcement shall consist of two No. 4 rebar, one near the top and one near the bottom of the footing.

2. Footings shall be designed using a maximum allowable bearing capacity of 2,000 pounds per square foot (psf) dead plus live load. The allowable bearing capacity may be increased by 200 psf for each additional 6 inches of embedment below a depth of 12 inches below lowest adjacent grade. The allowable bearing capacity shall not exceed 3,000 psf dead plus live loads. Using these criteria, maximum total and differential settlement under static conditions are expected to be on the order of 3/4-inch and 1/4-inch in 25 feet, respectively. Footings shall also be designed to withstand total and differential dynamic settlement of 1/2-inch and 1/4-inch across the largest building dimension, respectively.
3. Lateral loads may be resisted by soil friction and by passive resistance of the soil acting on foundations. Lateral capacity is based on the assumption that backfill adjacent to foundations is properly compacted. A passive equivalent fluid pressure of 375 pounds per cubic foot (pcf) and a coefficient of friction of 0.39 may be used in design. No safety, load, and/or other factors have been applied to any of the values.
4. The allowable bearing capacity may be increased by one-third when transient loads, such as wind or seismicity, are included if the structural engineer determines they are allowed per Sections 1605.3.1 and 1605.3.2 of the 2019 California Building Code. The following seismic parameters are presented for use in structural design.

2019 Mapped CBC Values		Site Class "D" Adjusted Values				Design Values	
Seismic Parameters	Values (g)	Site Coefficients	Values (g)	Seismic Parameters	Values (g)	Seismic Parameters	Values (g)
S_S	1.056	F_a	1.078*	S_{MS}	1.138	S_{DS}	0.759*
S_1	0.386	F_V	1.914	S_{M1}	0.739	S_{D1}	0.493

Peak Mean Ground Acceleration (PGA_M) = 0.527g

Seismic Design Criteria = D

*F_a should be taken as 1.4 and S_{DS} as 0.996 if the Simplified Lateral Force Analysis Procedure in Section 12.14.8 of the American Society of Civil Engineers Publications is used in structural design

Project Component	Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
		5. Foundation excavations shall be observed by the geotechnical engineer prior to placement of reinforcing steel or any formwork. Foundation excavations shall be thoroughly moistened prior to Portland cement concrete placement and no desiccation cracks shall be present.			
Specific Plan Area	GEO/mm-5.1	**Site Preparation.** 1. The existing ground surface in the building and surface improvements areas shall be prepared for construction by removing existing improvements, vegetation, large roots, debris, and other deleterious material. Any existing fill soils shall be completely removed and replaced as compacted fill. Any existing utilities that will not remain in service shall be removed or properly abandoned; the appropriate method of utility abandonment will depend upon the type and depth of the utility. Recommendations for abandonment can be made as necessary. 2. Voids created by the removal of materials or utilities, and extending below the recommended overexcavation depth, shall be immediately called to the attention of the geotechnical engineer. No fill shall be placed unless the geotechnical engineer has observed the underlying soil.	Design recommendations shall be shown on final construction and building plans.	Prior to issuance of construction and building permits.	County Planning and Building Department
Specific Plan Area	GEO/mm-5.2	**Grading.** 1. Following site preparation, the soils in the building area for one- and two-story buildings shall be removed to a level plane at a minimum depth of 3 feet below the bottom of the deepest footing or 4 feet below existing grade, whichever is deeper. The soils in the building area for three- and four-story buildings shall be removed to a level plane at a minimum depth of 4 feet below the bottom of the deepest footing or 5 feet below existing grade, whichever is deeper. During construction, locally deeper removals may be recommended based on field conditions. The resulting soil surface shall then be scarified, moisture conditioned, and compacted prior to placing any fill soil. 2. In addition to the recommendations of measure 1, all cut or cut/fill transition areas shall be overexcavated such that a minimum of 5 feet of compacted fill is provided within all the building areas. Also, the minimum depth of the fill below the building area shall not be less than half of the maximum depth of fill below the building area. For example, if the maximum depth of fill below the building area is 20 feet, then the minimum depth of fill below the same building area grades shall be no less than 10 feet. In no case shall the depth of fill be less than 5 feet on the building areas. 3. Following site preparation, the soils in the surface improvement area shall be removed to a level plane at a minimum depth of 1 foot below the proposed subgrade elevation or 2 feet below the existing ground surface, whichever is deeper. During construction, locally	Design recommendations shall be shown on final construction and building plans.	Prior to issuance of construction and building permits.	County Planning and Building Department

Project Component	Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
		deeper removals may be recommended based on field conditions. The resulting soil surface shall then be scarified, moisture conditioned, and compacted prior to placing any fill soil. 4. Following site preparation, the soils in fill areas beyond the building and surface improvement areas shall be removed to a depth of 2 feet below existing grade. During construction, locally deeper removals may be recommended based on field conditions. The resulting soil surface shall then be scarified, moisture conditioned, and compacted prior to placing any fill soil. 5. Voids created by dislodging cobbles and/or debris during scarification shall be backfilled and compacted, and the dislodged materials shall be removed from the area of work. 6. On-site material and approved import materials evaluated and approved by the geotechnical engineer pursuant to the Department of Toxic Substance Control's (DTSC's) 2001 Information Advisory Clean Imported Fill Material may be used as general fill. All imported soil shall be free of contamination and non-expansive. The proposed imported soils shall be evaluated by the geotechnical engineer before being used, and on an intermittent basis during placement on the site. 7. All materials used as fill shall be cleaned of any debris and rocks larger than 6 inches in diameter. No rocks larger than 3 inches in diameter shall be used within the upper 3 feet of finish grade. When fill material includes rocks, the rocks shall be placed in a sufficient soil matrix to ensure that voids caused by nesting of the rocks will not occur and that the fill can be properly compacted. Soils are estimated to shrink by approximately 15% to 20% when prepared and graded as recommended above.			
Specific Plan Area	GEO/mm-5.3	**Project Design, Construction Observation, and Testing.** 1. A geotechnical engineer shall be retained to provide consultation during the design phase, aid in incorporating recommendations of this report in future project design, review final plans once they are available, interpret this report during construction, and provide construction monitoring in the form of testing and observation. 2. At a minimum, the geotechnical engineer shall be retained to provide: a. Review of final grading, utility, and foundation plans; b. Professional observation during grading, foundation excavations, and trench backfill; c. Oversight of compaction testing during grading; and d. Oversight of special inspection during grading; 3. Special inspection of grading shall be provided as per California Building Code Section 1705.6 and Table 1705.6. The special	Design recommendations shall be shown on final construction and building plans.	Prior to issuance of construction and building permits.	County Planning and Building Department

Project Component	Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
		inspector shall be under the direction of the geotechnical engineer. Special inspection of the following items shall be provided by the special inspector: a. Stripping and clearing of vegetation b. Overexcavation to the recommended depths c. Scarification, moisture conditioning, and compaction of the soil d. Fill quality, placement, and compaction e. Utility trench backfill f. Retaining wall drains and backfill g. Foundation excavations h. Subgrade and aggregate base compaction and proof rolling 4. A program of quality control shall be developed prior to beginning grading. The contractor or project manager shall determine any additional inspection items required by the architect/engineer or the governing jurisdiction. 5. Locations and frequency of compaction tests shall be as per the recommendation of the geotechnical engineer at the time of construction. The recommended test location and frequency may be subject to modification by the geotechnical engineer, based on soil and moisture conditions encountered, size and type of equipment used by the contractor, the general trend of the results of compaction tests, or other factors. 6. The geotechnical engineer shall be notified at least 48 hours prior to beginning construction operations.			
Specific Plan Area Off-Site Improvements	GEO/mm-8.1	**Preparation of a Paleontological Resources Monitoring and Mitigation Plan.** A qualified paleontologist, meeting the standards of the Society of Vertebrate Paleontology (2010), shall be retained by the applicant prior to the approval of grading permits. The qualified paleontologist shall develop a Paleontological Resources Monitoring and Mitigation Plan for all ground-disturbing activities, provide mitigation measures to reduce potential impacts when existing information indicates that a site proposed for development may contain paleontological resources, and report to the site in the event potential paleontological resources are encountered.	A qualified paleontologist shall develop a Paleontological Resources Monitoring and Mitigation Plan for all ground-disturbing activities to be submitted to the County.	Prior to the issuance of grading permits.	County Planning and Building Department

Project Component	Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
Specific Plan Area Off-Site Improvements	GEO/mm-8.2	**Worker Environmental Awareness Program.** The qualified paleontologist shall conduct a Worker Environmental Awareness Program for all construction workers prior to the start of ground-disturbing activities (including vegetation removal, pavement removal, etc.). In the event construction crews are phased, additional trainings shall be conducted for new construction personnel. The training session shall focus on the recognition of the types of paleontological resources that could be encountered within the project site and the procedures to be followed if they are found. This information may be presented to contractors and their staff through the use of in-person "tailgate" meetings or other mechanisms (e.g., handouts). Documentation shall be retained demonstrating that all construction personnel attended the training.	A qualified paleontologist shall conduct a Worker Environmental Awareness Program for all construction personnel and participation shall be documented.	The training and documentation of participation shall be conducted and submitted prior to construction activities.	County Planning and Building Department
Specific Plan Area Off-Site Improvements	GEO/mm-8.3	**Paleontological Monitoring and Handling of Resources Inadvertently Discovered during Ground-Disturbing Activities.** Part-time/on-call paleontological resources monitoring shall be conducted by a qualified paleontologist who meets the standards of the Society of Vertebrate Paleontology (2010), for all ground-disturbing activities that occur in previously undisturbed sediments, as outlined in the Paleontological Resources Monitoring and Mitigation Plan prepared to satisfy Mitigation Measure GEO/mm-8.1. If required per the requirements of the Paleontological Resources Monitoring and Mitigation Plan, the qualified paleontologist shall spot check the excavation on an intermittent basis and recommend whether the depth of required monitoring shall be revised based on his/her observations. Monitors shall have the authority to temporarily halt or divert work away from exposed fossils in order to recover the fossil specimens. Any significant fossils collected during project-related excavations shall be prepared to the point of identification and curated into an accredited repository with retrievable storage as designated in the Paleontological Resources Monitoring and Mitigation Plan. Monitors shall prepare daily logs detailing the types of activities and soils observed and any discoveries. The qualified paleontologist shall prepare a final monitoring and mitigation report to document the results of the monitoring effort. If construction or other project personnel discover any potential fossils during construction, regardless of the depth of work or location, work at the discovery location shall cease in a 50-foot radius of the discovery until the qualified paleontologist has assessed the discovery and made recommendations as to the appropriate treatment. If the find is deemed significant, it shall be salvaged following the standards of the Society of Vertebrate Paleontology (2010) and curated with a certified repository.	Conduct paleontological resources monitoring and reporting.	During ground-disturbance activities. Compliance to be verified through submittal of a final monitoring report.	County Planning and Building Department
Greenhouse Gas Emissions					
Specific Plan Area	GHG/mm-1.1	The following measures shall be implemented to reduce project-generated emissions of greenhouse gases:	Measures shall be shown on final site plans and	Prior to issuance of grading and building permits. Compliance to be	County Planning and Building Department

Project Component	Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
		1. To the extent practical, the proposed project shall reuse and recycle construction waste, including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard. 2. The servicing of residential development by natural gas shall be prohibited, to the extent possible. In the event that natural gas service for residential development is installed, the following measures shall be implemented: a. The electrical systems for single-family homes shall be designed with sufficient capacity and all prewiring necessary to accommodate the future retrofit to all-electric (e.g., such that electric space heating, water heating, drying, and cooking appliances could be installed); and b. A greenhouse gas-reduction plan shall be prepared. The greenhouse gas-reduction plan shall identify additional on-site and/or off-site greenhouse gas-reduction measures to be implemented sufficient to fully offset greenhouse gas emissions associated with natural gas service. The greenhouse gas-reduction plan shall be submitted to County planning staff for review and approval prior to issuance of building construction permits. Under California Environmental Quality Act Guidelines Section 15126.4(c)(3) and (c)(4), respectively, a project's greenhouse gas emissions can be reduced by off-site measures, including offsets that are not otherwise required and measures that sequester greenhouse gases. In the event that feasible on-site greenhouse gas-reduction measures are insufficient to reduce operational greenhouse gas emissions to below the greenhouse gas 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" as discussed below: **Direct Reduction Activities** Directly undertake or fund activities that will reduce or sequester greenhouse gas emissions. Greenhouse gas reduction credits shall achieve greenhouse gas emission reductions that are real, permanent, quantifiable, verifiable, enforceable, in accordance with the criteria set forth in the California Air Resources Board's most recent Process for the Review and Approval of Compliance Offset Protocols in Support of the Cap-and-Trade Regulation (2013). Greenhouse gas reduction credits shall be undertaken for the specific purpose of reducing project-generated greenhouse gas emissions and shall not include reductions that would otherwise be required by law. All Direct Reduction Activities and associated	construction permits.	verified prior to occupancy.	

Project Component	Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
		reduction credits shall be confirmed by an independent, qualified third-party. The "Direct Reduction Activity" shall be registered with an 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 greenhouse gas emissions reduction or sequestration achieved by the Direct Greenhouse Gas Reduction Activities against the applicable Registry protocol or methodology. The Project applicant (or its designee) shall then apply for issuance of carbon credits in accordance with the applicable Registry rules. **Carbon Offsets** Obtain and retire "Carbon Offsets." Carbon Offsets shall achieve greenhouse gas reductions that are real, permanent, quantifiable, verifiable, and enforceable. Carbon offsets shall be purchased from ARB-approved registries and shall comply with California Air Resources Board-approved protocols to ensure that offset credits accurately and reliably represent actual emissions reductions. If the purchase of carbon offsets is selected, offsets shall be purchased according to the San Luis Obispo Air Pollution Control District's preference, which is, in order of preference: (1) within the San Luis Obispo Air Pollution Control District jurisdictional area; (2) within the State of California; then (3) elsewhere in the United States. In the event that a project or program providing offsets to the project applicant/subsequent developer loses its accreditation, the project applicant/subsequent developer 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. To the extent possible, nonresidential development shall install electrically powered appliances and building mechanical equipment in place of natural gas-fueled equipment. ~~2.~~ 3. Encourage future land uses to participate in Central Coast Community Energy as the electricity provider if it is an option that would be available at the time of occupancy. ~~3.~~ 4. The project shall provide organic waste pick up and shall provide the appropriate on-site enclosures consistent with County requirements. ~~4.~~ 5. The project shall be designed to incorporate drought-resistant and native plants.			

Project Component	Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
		~~5.~~6. The project shall be designed to incorporate water-efficient irrigation systems. ~~6.~~7. The project shall be designed to incorporate low-flow water fixtures. ~~7.~~8. The project shall install high-reflectance roofing materials (e.g., U.S. Environmental Protection Agency "Energy Star"-rated), to the extent practical, to reduce building heat absorption and summer energy costs. Practicality shall be determined, in part, based on the findings of the Visual Impact Assessment required by Mitigation Measure AES/mm-7.1. 9. The electrical systems for single-family homes shall be designed with sufficient capacity to accommodate Level 2 residential-use electric vehicle chargers. 10. All residential structures shall include photovoltaic (PV) systems consistent with state requirements. ~~8.~~11. Electric vehicle (EV) stations shall be provided in the multifamily units, commercial, school, and hotel uses consistent with state requirements.			
Hazards and Hazardous Materials					
Off-Site Improvements	HAZ/mm-7.1	Prior to initiation of vegetation removal, demolition activities, or any earth-moving activities within 1,000 feet of any open hazardous materials site pursuant to California Government Code Section 65962.5, the project contractor shall prepare and implement a Hazardous Materials Management Plan that details procedures that will be taken to ensure the appropriate handling, stockpiling, testing, and disposal of excavated materials to prevent the inadvertent release of contaminated soil and demolished materials to the environment during construction activities. Elements of the plan shall include, but would not necessarily be limited to, the following: **Worker Health and Safety** 1. Accident prevention measures. 2. The requirement that all construction crew members be trained regarding best practices for the appropriate handling, stockpiling, testing, and disposal of excavated materials prior to beginning work. **Soil Contamination** 1. Procedures for the proper handling, stockpiling, testing, and disposal of excavated materials in accordance with California Code of Regulations Title 14 and Title 22. 2. Soil contamination evaluation and management procedures, including how to properly identify potential contamination (e.g., soil staining, odors, buried material), the requirement that construction activities within a 50-foot radius of potentially contaminated soil be halted until the hazard has been assessed and appropriately addressed, the requirement that access to potentially contaminated	The project contractor shall prepare and implement a Hazardous Materials Management Plan to be submitted to the County.	Prior to initial ground disturbing activities for off-site improvements within 1,000 feet of any open hazardous materials site.	County Planning and Building Department

Project Component	Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
		areas be limited to properly trained personnel, and procedures for notification and reporting, including internal management and local agencies (e.g., California Department of Forestry and Fire Protection, County of San Luis Obispo Environmental Health Services), as needed. 3. Monitoring of ground-disturbing activities for soil contamination may include visual and organic vapor monitoring by personnel with appropriate hazardous materials training, including 40 hours of Hazardous Waste Operations and Emergency Response (HAZWOPER) training. 4. If visual and organic vapor monitoring indicates signs of suspected contaminated soil, then soil samples shall be collected and analyzed to characterize soil quality. 5. Evaluation of all potentially contaminated materials encountered during project construction activities in accordance with applicable federal, state, and local regulations and/or guidelines governing hazardous waste. All materials deemed to be hazardous shall be remediated and/or disposed of following applicable regulatory agency regulations and/or guidelines. Disposal sites for both remediated and non-remediated soils shall be identified prior to beginning construction. All evaluation, remediation, treatment, and/or disposal of hazardous waste shall be supervised and documented by qualified hazardous waste personnel.			
Noise					
Specific Plan Area Off-Site Improvements	N/mm-1.1	The following mitigation measures shall be implemented to reduce exposure to short-term construction noise. 1. Unless otherwise provided for in a validly issued permit or approval, or as otherwise exempted under County of San Luis Obispo Land Use Ordinance Section 22.10.120(A)(7), noise-generating construction activities should be limited to between the hours of 7:00 a.m. and 7:00 p.m. Noise-generating construction activities should not occur on Sundays or legal holidays. 2. Construction equipment should be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers' recommendations. Equipment-engine shrouds should be closed during equipment operation. 3. Equipment shall be turned off when not in use for an excess of 5 minutes, except for equipment that requires idling to maintain performance. 4. Construction haul truck routes shall be routed away from nearby noise-sensitive land uses to the extent possible.	Measures shall be printed on final grading and building plans.	Prior to issuance of building and grading permits. Compliance to be verified during construction activities.	County Planning and Building Department

Project Component	Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
		5. Staging and queuing areas shall be located at the farthest distance possible from nearby noise-sensitive land use identified in the project area at the time of construction. 6. Stationary equipment (e.g., generators, compressors) shall be located at the farthest distance possible from nearby noise-sensitive land use identified in the project area at the time of construction. 7. A public liaison shall be appointed for project construction and shall be responsible for addressing public concerns related to construction-generated noise, including excessive noise. As needed, the liaison shall determine the cause of the concern (e.g., starting too early, bad muffler) and implement measures to address the concern. Where necessary, additional measures, such as equipment repairs, equipment enclosures, or temporary barriers, shall be implemented to address local concerns. 8. Signage shall be placed at the project site construction entrance(s) to advise the public of anticipated dates of construction. The signage shall include the phone number of the public liaison appointed to address construction-related noise concerns.			
Specific Plan Area	N/mm-1.2	The following mitigation measures shall be implemented to reduce long-term exposure to transportation and non-transportation noise: 1. The County of San Luis Obispo shall require acoustical assessments to be prepared as part of the County development review process for future noise-sensitive land uses located within the projected 60 A-weighted decibels Community Noise Equivalent Level noise contour of U.S. Route 101 (i.e., within 1,005 feet from the centerline of U.S. Route 101, refer to Figure 4 in Environmental Impact Report Appendix I). The acoustical assessments shall address compatibility with the County of San Luis Obispo's noise standards for transportation noise sources. Where the acoustical assessments determine that transportation noise levels would exceed applicable County noise standards, noise-reduction measures shall be incorporated sufficient to reduce operational noise levels to below applicable noise standards. Such measures may include, but are not limited to, the incorporation of setbacks, sound barriers, or berms. The emphasis of such measures shall be placed upon site planning and project design. (Refer to Table 4.13-6 of this Environmental Impact Report for noise-sensitive land uses and corresponding noise standards.) 2. The County shall require acoustical assessments to be prepared as part of the environmental review process for future commercial land uses involving the proposed installation of exterior noise-generating equipment, including, but not limited to, back-up power generators, trash compactors, amplified public address systems, and commercial-use air conditioning condensers. The acoustical assessments shall evaluate potential noise impacts attributable to	Prepare acoustical analyses for future development of noise-sensitive land uses.	At the time of building permit applications for subsequent development of noise-sensitive land uses. If noise-reduction measures are necessary, compliance to be verified prior to occupancy.	County Planning and Building Department

Project Component	Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
		the proposed project in comparison to applicable County noise standards for stationary noise sources (refer to Table 4.13-7). The acoustical assessment shall evaluate impacts to nearby existing off-site, as well as future planned on-site, noise-sensitive land uses. Where the acoustical analysis determines that stationary-source noise levels would exceed applicable County noise standards, noise-reduction measures shall be incorporated sufficient to reduce operational noise levels to below applicable noise standards. Such measures may include, but are not limited to, the incorporation of setbacks, sound barriers, berms, hourly limitations, or equipment enclosures. The emphasis of such measures shall be placed upon site planning and project design (see Table 4.13-7 of this Environmental Impact Report for applicable County of San Luis Obispo noise standards).			
Public Services					
Specific Plan Area Cumulative	PS/mm-1.1	**Provision of Land for a New Fire Station.** The project applicant shall be required to coordinate with the County of San Luis Obispo and California Department of Forestry and Fire Protection to identify and dedicate land for the future construction and operation of a new fire station in the community of Nipomo. The dedication of land for the new fire station shall be included in the Development Agreement between the project applicant and the County of San Luis Obispo.	Dedication of land for a future fire station.	Included in the Development Agreement between the project applicant and the County prior to issuance of building permits.	County Planning and Building Department; CAL FIRE
Transportation					
Specific Plan Area Cumulative	TR/mm-3.1	A transportation demand management program or identification of transportation demand management strategies to implement would be required of any subsequent developer within the Specific Plan Area~~each applicant~~, or as appropriate for the project as a whole. The residential, commercial, education, and/or hotel development applicant in consultation with the County of San Luis Obispo and SLO Regional Rideshare will choose feasible transportation demand management strategies and tailor them to the development proposal. The applicant and/or subsequent developers shall coordinate with the Regional Transit Authority to include the Specific Plan Area as part of a serviced transit route. Potential measures to reduce vehicle miles traveled include, but are not limited to: 1. Improve or increase access to transit 2. Increase access to common goods and services 3. Incorporate affordable housing into the project 4. Orient the project towards transit, bicycle, and pedestrian facilities 5. Improve bicycle and/or pedestrian facilities and/or transit services	Measures shall be shown on final site plans and construction permits.	Prior to issuance of grading and building permits. Compliance to be verified prior to occupancy.	County Planning and Building Department

Project Component	Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
		6. Limit or eliminate parking supply 7. Implement or provide access to commute reduction programs 8. Provide car-, bike-, and ride-sharing programs 9. Provide transit passes 10. Provide on-site amenities at places of work Measures that relate to reducing the cost of transit through e.g., commuter benefit programs by employers and free or reduced-cost transit passes for new residents shall be prioritized to the extent feasible.			
Tribal Cultural Resources					
Specific Plan Area Cumulative	TCR/mm-1.1	**Deeded Repatriation Location.** A specific location, protected by a deed restriction, shall be dedicated to repatriate cultural materials encountered during future archaeological study, development, and occupation within the Specific Plan Area. An accessible vault, protected from the elements, and accessible to the tribes shall be constructed within the boundary of DR-001, but outside of areas known to contain surface deposits. The specific location, size, and construction methodology of the vault will be developed in direct consultation with the consulting tribes.	Dedication of a location to repatriate cultural materials.	Prior to the issuance of grading and building permits.	County Planning and Building Department
Specific Plan Area Cumulative	TCR/mm-1.2	**Project Design Considerations.** The applicant shall incorporate, to the extent feasible, themes, infrastructure, and placenames associated with local Chumash tribes into the overall project design throughout all phases of future development. These design considerations shall include, but not be limited to the following aspects: 1. Designated areas for local Chumash tribes to use for various purposes, such as ceremonial gatherings, education, and events; 2. Planting of native vegetation, specifically species varieties that have significance to the local Chumash tribes; 3. Incorporation of informative and interpretive signage; 4. Incorporation of tribal names, placenames, and phrases for appropriate project design features; and 5. Development of designated trails outside of the boundaries of known resources to limit unauthorized use and reduce potential for looting.	Measures shall be shown on final building and design plans.	Prior to issuance of building permits. Compliance to be verified prior to occupancy.	County Planning and Building Department
Utilities and Service Systems					
Specific Plan Area Cumulative	USS/mm-3.1	Prior to issuance of development permits for any project phase, the project developer shall be required to provide proof of water supply sufficient to meet the estimated water demand for proposed development based on the demand projections included in the Dana Reserve WSA. The proof of water supply shall include approval ~~an affirmative concurrence~~ from the NCSD that they have adequate water supply to serve the development and shall be subject to	Provide proof of water supply sufficient to meet the estimated water demand for	Prior to issuance of development permits for any project phase.	County Planning and Building Department

Project Component	Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
		review and approval by the County prior to issuance of any development permits.	proposed development.		
Wildfire					
Specific Plan Area	WF/mm-1.1	Prior to occupancy of any Dana Reserve Specific Plan neighborhoods, the master Dana Reserve Homeowner's Association shall coordinate with individual Dana Reserve Specific Plan neighborhood Homeowner's Associations and County of San Luis Obispo Fire Department to identify temporary refuge areas throughout the community. Temporary refuge areas shall be documented and available for residents and guests within the Specific Plan Area. Refuge areas may include the following: 1. Parking lots in commercial and multi-family residence areas 2. Neighborhoods parks 3. Public parks 4. Neighborhood pocket parks The master Homeowner's Association shall also coordinate with individual Dana Reserve Specific Plan neighborhood Homeowner's Associations and County of San Luis Obispo Fire Department to develop a method of public outreach to provide information regarding emergency planning and alerting within the Specific Plan Area. Information to be provided to the public shall include, but not be limited to, the following: 1. Location of established refuge areas 2. Emergency entry and exit points within the community 3. Nearest emergency entry and exit points to each specific neighborhood 4. Family emergency planning 5. Types of emergency alerting and methods to receive emergency notifications 6. Emergency supply kit necessities 7. Care options for pets and other animals in an emergency Public outreach shall be conducted annually and include any updated emergency planning information, as necessary. Compliance shall be documented with the County of San Luis Obispo.	Refuge areas shall be identified on final building and design plans.	Prior to issuance of building permits. Compliance to be verified prior to occupancy of any DRSP neighborhoods.	County Planning and Building Department; DRSP HOA; County Fire Department
Specific Plan Area	WF/mm-3.1	Prior to project occupancy, the master Homeowner's Association shall adopt Covenants, Conditions, and Restrictions that include requirements for the maintenance and protection of the open space areas that ensure that these spaces are maintained in perpetuity. Prior to adoption by the master Homeowner's Association, Covenants, Conditions, and Restrictions shall be created in coordination with the County of San Luis Obispo and the Nipomo Community Services District to ensure feasibility of open space management practices. The Covenants, Conditions, and Restrictions shall be enforced by	Adoption of Declaration of CC&Rs.	Prior to project occupancy.	County Planning and Building Department; DRSP HOA

Project Component	Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
		the master Homeowner's Association throughout the lifetime of the project. Language regarding protection and management of open space areas as it pertains to wildfire may include, but shall not be limited to: 1. Smoking, use of cooking equipment, or any other ignition source is prohibited in the open space areas. 2. Safety precautions are required when using equipment capable of creating a spark; this includes spark arrestors. 3. All fireworks or other devices that could cause an ignition of a fire are prohibited throughout the Dana Reserve. 4. Overnight camping is prohibited. 5. Motorized vehicles are not permitted in the open space areas. (except emergency vehicles, vehicles permitted by the Homeowner's Association to conduct official business, and single-rider motorized vehicles adapted for recreational use by people with disabilities). 6. Discharging or carrying firearms, crossbows, fireworks, or projectile weapons of any kind is not permitted (except law enforcement officials) in the Dana Reserve. 7. The Homeowner's Association will maintain fire prevention signage in fire-prone areas near or on trails. 8. The Homeowner's Association will conduct vegetation management in the open spaces, in the retention basins, on trails, and near U.S. Route101 that prevent or reduce the ability for a wildfire to spread to other properties in proximity. Methods used will provide for the protection of the open space environment. 9. Fencing or barriers adjoining the open space areas, whether owned privately or by the Homeowner's Association, will be constructed of a fire-resistive material so that it will not convey or contribute to the spread of fire from or to the open space areas (exception may include an open-type fence, such as a split-rail fence). Combustible fence material will not be used within 5 feet of structures. 10. Vegetation management will be consistent with Dana Reserve's County of San Luis Obispo-approved oak woodland habitat management plan. 11. The Homeowner's Association is authorized to enter into contracts and agreements for vegetation management in and near the open space areas that includes hand, mechanical, animal, prescribe fire, herbicide, and other methods consistent with accepted vegetation management practices. 12. The Homeowner's Association is authorized to increase assessment and fines necessary to protect and maintain the open space areas. This may include funds for the hiring of staff and contracts.			

Project Component	Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
		13. The Homeowner's Association is authorized to enter into agreements with agencies, land conservancies, and other organizations who also have a mutual concern for the protection of the open space areas.			