

MITIGATION MONITORING AND REPORTING PROGRAM

CEQA requires that a reporting or monitoring program be adopted for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment (Public Resources Code 21081.6). The mitigation monitoring and reporting program is designed to ensure compliance with adopted mitigation measures during project implementation. For each mitigation measure recommended in this Environmental Impact Report, specifications are made herein that identify the action required and the monitoring that must occur. In addition, a responsible agency is identified for verifying compliance with individual conditions of approval contained in the Mitigation Monitoring and Reporting Program (MMRP).

In order to implement this MMRP, the County of San Luis Obispo shall designate a Project Mitigation Monitoring and Reporting Coordinator (“Coordinator”). The coordinator shall be responsible for ensuring that the mitigation measures incorporated into the project are complied with during project implementation. Further, the coordinator will distribute copies of the MMRP to those responsible agencies identified in the MMRP, which have partial or full responsibility for implementing certain measures. Failure of a responsible agency to implement a mitigation measure shall not in any way prevent the lead agency from implementing the proposed project.

The following table shall be used as the coordinator’s checklist to determine compliance with required mitigation measures.



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Mitigation Measure/Condition of Approval	Action Required	Timing	Monitoring Frequency	Responsible Agency or Party	Initial	Date	Comments
AGRICULTURAL RESOURCES							
AG-1(a) Avoidance of Agricultural Areas. As applicable, future applicants shall avoid prime agricultural soils.	Current County practice and policy, no further action required.	n/a	n/a	County of San Luis Obispo			
AG-1(b) Inclusionary Housing on Agricultural Parcels. The inclusionary housing requirement in accordance with Program HE 1.9 shall be subject to the following restrictions: <ul style="list-style-type: none"> For projects on agricultural land or in areas containing prime agricultural soils, affordable units shall not be constructed on-site. Rather, the inclusionary requirement shall be met through off-site (non-agricultural) construction, payment of in-lieu fees, or the donation of non-agricultural land for the subsequent development of affordable housing. Affordable housing shall only be allowed on-site provided there are no impacts to agricultural resources. 	The County shall modify the proposed Affordable Housing Ordinance, Program HE 1.9 to include this requirement.	Prior to finalization of Affordable Housing Ordinances	n/a	County of San Luis Obispo			
AG-2(a) Disclosure of Potential Nuisance. In accordance with the County Right to Farm Ordinance (No. 2050), upon the transfer of real property, the transferor shall deliver to the prospective transferee a written disclosure statement that shall make all prospective homeowners near agricultural uses aware that although potential impacts or discomforts between agricultural and non-agricultural uses may be lessened by proper maintenance, some level of incompatibility between the two uses would remain. This notification shall include disclosure of potential nuisances associated with on-site agricultural uses, including the frequency, type, and technique for pesticide spraying, frequency of noise-making bird control devices, dust, and any other agricultural practices that may present potential health and safety effects. Should crop maintenance practices change	Compliance with existing County Right to Farm Ordinance (No. 2050), no further action required.	n/a	n/a	County of San Luis Obispo			

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substantially (e.g., through the use of new agricultural chemicals or application techniques), notification shall be provided to existing and prospective project residents.							
AG-2(b) Agricultural Buffers. Future development in accordance with the Affordable Housing Ordinances shall maintain agricultural buffers in accordance with County Department of Agriculture/Measurement Standards recommendations.	County to implement through General Plan Agriculture and Open Space Element policies.	To be determined by County on a project-by-project basis	To be determined by County on a project-by-project basis	County of San Luis Obispo			
AIR QUALITY							
AQ-1(a) Application of Best Available Control Technology for Construction Equipment (CBACT). The following measures shall be implemented for all projects under the Affordable Housing Ordinances to reduce combustion emissions from construction equipment: <ul style="list-style-type: none"> All construction equipment and portable engines shall be properly maintained and tuned according to manufacturer's specifications; All off-road and portable diesel powered equipment, including but not limited to bulldozers, graders, cranes, loaders, scrapers, backhoes, generator sets, compressors, auxiliary power units, shall be fueled exclusively with CARB motor vehicle diesel fuel; The applicant shall install a diesel oxidation catalyst on each of the two pieces of equipment projected to generate the greatest emissions. Installations must be prepared according to manufacturer's specifications; The applicant shall use gasoline or alternatively fueled construction equipment, such as compressed natural gas (CNG), liquefied natural gas (LNG) or electric in place of diesel powered equipment, where feasible; and 	Required through APCD policies, and by County Code Sections 22.60.050B.1 and 23.02.026.a.	To be determined by County on a project-by-project basis	To be determined by County on a project-by-project basis	County of San Luis Obispo; APCD			

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<ul style="list-style-type: none"> The applicant shall maximize to the extent feasible, the use of diesel construction equipment meeting the California Air Resources Board's 1996 certification standard for off-road heavy-duty diesel engines. 							
<p>AQ-1(b) Dust Control. The following measures shall be implemented to reduce PM₁₀ emissions during construction:</p> <ul style="list-style-type: none"> Reduce the amount of the disturbed area where possible; Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Water shall be applied as soon as possible whenever wind speeds exceed 15 miles per hour. Reclaimed (nonpotable) water should be used whenever possible; All dirt-stock-pile areas shall be sprayed daily as needed; Permanent dust control measures shall be identified in the approved project revegetation and landscape plans and implemented as soon as possible following completion of any soil disturbing activities; Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading shall be sown with a fast-germinating native grass seed and watered until vegetation is established; All disturbed soil areas not subject to revegetation shall be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD; All roadways, driveways, sidewalks, etc., to be paved shall be completed as soon as possible. In addition, building pads shall be laid as soon as possible after grading unless 	Required through APCD policies, and by County Code Sections 22.60.050B.1 and 23.02.026.a.	To be determined by County on a project-by-project basis	To be determined by County on a project-by-project basis	County of San Luis Obispo; APCD			

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seeding or soil binders are used; <ul style="list-style-type: none"> • Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site; • All trucks hauling dirt, sand, soil or other loose materials shall be covered or shall maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114; • Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site; • Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water shall be used where feasible; and • Construction personnel shall wear protective face masks while grading and excavating soils that contain serpentine soil. 							
AQ-1(c) Cover Stockpiled Soils. If importation, exportation, or stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting material shall be tarped from the point of origin.	Required through APCD policies, and by County Code Sections 22.60.050B.1 and 23.02.026.a.	To be determined by County on a project-by-project basis	To be determined by County on a project-by-project basis	County of San Luis Obispo; APCD			
AQ-1(d) Dust Control Monitor. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering as necessary to prevent transport of dust off-site. Their duties shall include holiday and weekend periods when work may not be in progress.	Required through APCD policies, and by County Code Sections 22.60.050B.1 and 23.02.026.a.	To be determined by County on a project-by-project basis	To be determined by County on a project-by-project basis	County of San Luis Obispo; APCD			
AQ-1(e) Active Grading Areas. Prior to commencement of site improvements, a Construction Management Plan shall be submitted for county approval that shows how	Required through APCD policies, and by County Code Sections 22.60.050B.1 and 23.02.026.a.	To be determined by County on a project-by-project basis	To be determined by County on a project-by-	County of San Luis Obispo; APCD			

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the project will not exceed continuous working of more than four acres at any given time. The Dust Control Monitor shall verify in the field during tract improvements that the Construction Management Plan is being followed.			project basis				
AQ-2(a) Bicycling and Bikeway Enhancements. Applicants shall work with County Public Works Department to incorporate bicycle and bikeway enhancements as feasible.	Implemented through County Bikeways Plan	To be determined by County on a project-by-project basis	To be determined by County on a project-by-project basis	County of San Luis Obispo (Public Works / Bicycle Advisory Committee)			
AQ-2(b) Telecommuting. To the extent feasible, new homes shall be constructed with internal wiring/cabling that allows telecommuting, teleconferencing, and telelearning to occur simultaneously in at least three locations in each home. This control measure seeks to reduce emissions by promoting telecommuting for any employee whose job can accommodate working from home.	The County shall modify its Land Use Ordinances to include this requirement. (22.10.155; 23.04.370)	Prior to finalization of AHO	n/a	County of San Luis Obispo			
AQ-2(c) Local Priority. To the extent feasible, people who work and/or reside closest to the potential affordable housing units that could be built pursuant to the proposed ordinances should receive priority to purchase the units. One approach could include a lottery for an option of purchasing an affordable unit. Another approach could include preferential marketing to local buyers (within the County), prior to opening up availability of proposed affordable housing to non-local buyers.	The County shall modify the proposed Affordable Housing Ordinance to include this policy	Prior to finalization of AHO	n/a	County of San Luis Obispo			
BIOLOGICAL RESOURCES							
B-1(a) Sensitive Habitat Survey and Restoration Plan. Prior to approval of any Land Use permits, project applicants within potentially sensitive areas as determined by the County shall contract with a County approved biologist to survey for sensitive habitats as defined by the County or appropriate state or federal regulatory agencies. If sensitive habitats are found onsite,	Compliance with Land Use Ordinances 22.60.040D4 and 23.02.035d.	To be determined by County on a project-by-project basis	To be determined by County on a project-by-project basis	County of San Luis Obispo/ in consultation with Corps/ CDFG/USFWS/ NMFS as appropriate			

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<p>the applicant shall contract with a County approved biologist to develop a Sensitive Habitat Restoration Plan that provides specific measures to enhance and maintain the remaining on-site occurrences of sensitive habitats. The Plan could include:</p> <ol style="list-style-type: none"> 1. Provide an up-to-date inventory of on-site sensitive habitat(s); 2. Define attainable and measurable goals and objectives to achieve through implementation of the Plan; 3. Provide site selection and justification; 4. Detail restoration work plan including methodologies, restoration schedule, plant materials (seed), and implementation strategies. 5. Provide a detailed maintenance plan to include weeding and or spot spraying to keep non-native plant species from further reducing the extent of this habitat type on the property over time. This approach would also have the residual benefit of providing wildland fire protection. Enhancement and maintenance options shall employ recent techniques and effective strategies for increasing the overall area of the sensitive habitats on-site and shall include but not be limited to reseeding or stock container planting disturbed areas with an appropriate native plant palette; 6. Define performance standards. Either in a County approved mitigation site within the proposed rezone site or in a County approved off site area, the total restored area should include 2:1 (Sensitive habitat restored: Sensitive habitat impacted) with at least 50% cover of native shrubs. Acreage may vary depending on the location of the mitigation site and restoration effort. The 							

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<p>County may require additional acreage for off site mitigation; and,</p> <p>7. Provide a monitoring plan to include methods and analysis of results. Also, include goal success or failure and an adaptive management plan and suggestions for failed restoration efforts.</p>							
<p>B-1(b) Wetland Delineation. Prior to approval of any Land Use permits, project applicants whose land is in potentially sensitive areas as determined by the County shall contract with a County approved biologist to conduct a formal wetland delineation utilizing methodologies accepted by the Corps and CDFG as defined by the County or appropriate state or federal regulatory agencies. The biologist shall determine the location and extent of jurisdictional waters of the U.S. and State on the sites.</p> <p>A Mitigation Plan shall be developed for areas of disturbance to riparian habitat and other potential wetland areas. The plan shall be prepared by a qualified biologist who is familiar with current Corps and CDFG restoration and mitigation techniques. County required compensatory mitigation shall occur on-site using regionally collected native plant material at a minimum ratio of 2:1 (habitat created to habitat impacted). The resource agencies may require a higher mitigation ratio as a result of the permitting processes.</p> <p>The plan could include the following components:</p> <ol style="list-style-type: none"> 1. Description of the rezone/impact site (i.e., location, responsible parties, jurisdictional areas to be filled/impacted by habitat type); 2. Goal(s) of the compensatory mitigation project (type(s) and area(s) of habitat to be established, restored, enhanced, and/or 	<p>Compliance with Land Use Ordinances 22.60.040D4 and 23.02.035d, and implement in accordance with County practices and policies.</p>	<p>To be determined by County on a project-by-project basis</p>	<p>To be determined by County on a project-by-project basis</p>	<p>County of San Luis Obispo/ in consultation with Corps/ CDFG/USFWS/ NMFS as appropriate</p>			

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<p>preserved, specific functions and values of habitat type(s) to be established, restored, enhanced, and/or preserved (any lost wetland habitat shall be replaced on-site using regionally collected native plant material at a minimum ratio of 2:1);</p> <p>3. Description of the proposed compensatory mitigation-site (location and size, ownership status, existing functions and values of the compensatory mitigation-site);</p> <p>4. Implementation plan for the compensatory mitigation-site (rationale for expecting implementation success, responsible parties, schedule, site preparation, planting plan);</p> <p>5. Maintenance activities during the monitoring period (activities, responsible parties, schedule);</p> <p>6. Monitoring plan for the compensatory mitigation-site (performance standards, target functions and values, target hydrological regime, target jurisdictional and non-jurisdictional acreages to be established, restored, enhanced, and/or preserved, annual monitoring reports);</p> <p>7. Completion of compensatory mitigation (notification of completion, agency confirmation); and</p> <p>8. Contingency measures (initiating procedures, alternative locations for contingency compensatory mitigation, funding mechanism).</p> <p>9. Identification of potential pollutant sources, that may affect the quality of the discharges to stormwater;</p> <p>10. The proposed design and placement of structural and non-structural BMPs to address identified pollutants.</p> <p>11. A proposed inspection and maintenance program; and</p>							

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12. A method of ensuring maintenance of all BMPs over the life of the project.							
B-2(a) Seasonally-Timed Rare Plant Surveys. For individual projects as determined by the County, a County approved botanist shall conduct seasonally timed directed floral surveys per the requirements of the County or appropriate state or federal regulatory agencies. The floral surveys shall be based on the target list of plant species identified in Table 4.3-2 of the FEIR to be completed during the appropriate season to determine the presence or absence of these species. Up to three separate survey visits may be required to capture the flowering period of all target species. The location and extent of any rare plant occurrences observed on a site should be documented in a report and accurately mapped onto site-specific topographic maps and aerial photographs. If special-status plant species are identified, the approved botanist shall submit written proof that the county and CDFG have been contacted. If federally-listed plant species are identified, then the USFWS must also be contacted.	Compliance with Land Use Ordinances 22.60.040D3 and 23.02.035c, and implement in accordance with County practices and policies.	To be determined by County on a project-by-project basis	To be determined by County on a project-by-project basis	County of San Luis Obispo/ in consultation with CNPS/ CDFG/USFWS as appropriate			
B-2(b) Special-Status Plant Buffer: If State or Federally listed plant species are found as a result of Mitigation Measure B-2(a), site development plans shall be modified to avoid such occurrences with a minimum buffer of 50 feet. The applicant shall establish conservation easements for such preserved areas, prior to issuance of the first grading permit. The proposed project shall be amended at that time to place these areas formally into open space.	Compliance with Land Use Ordinances 22.60.040D3 and 23.02.035c, and implement in accordance with County practices and policies.	To be determined by County on a project-by-project basis	To be determined by County on a project-by-project basis	County of San Luis Obispo/ in consultation with CNPS/ CDFG/USFWS as appropriate			
B-2(c) Special-Status Plant Species Mitigation Plan: If total avoidance of the special status species occurrences (if any) is economically or technologically infeasible, a mitigation program shall be developed by a	Implement in accordance with County practices and policies.	To be determined by County on a project-by-project basis	To be determined by County on a project-by-project basis	County of San Luis Obispo/ in consultation with CNPS/ CDFG/USFWS			

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<p>qualified botanist under contract with the applicant in consultation with CDFG as appropriate. A research study to determine the best mitigation approach for each particular species to be salvaged may be required to adequately prepare the plan for species that have not been subject to mitigation requirements previously. The special-status plant species mitigation program may include the following:</p> <ul style="list-style-type: none"> a. The overall goal and measurable objectives of a no-net loss of special status species in the mitigation and monitoring plan; b. Specific areas proposed for re-vegetation and their size. Potential sites for mitigation would be any suitable site within proposed open space, depending on the species, that is appropriately buffered from development. c. Specific habitat management and protection concepts to be used to ensure long-term maintenance and protection of the special-status plant species. (i.e., annual population census surveys and habitat assessments; establishment of monitoring reference sites; fencing of special-status plant species preserves and signage to identify the environmentally sensitive areas; a seasonally-timed weed abatement program; and seasonally-timed seed and/or topsoil collection, propagation, and reintroduction of special-status plant species into specified receiver sites); d. Success criteria based on the goals and measurable objectives to ensure a viable population(s) on the project site in perpetuity; e. An education program to inform the public of the presence of special-status plant species and sensitive biological resources on-site, and to provide methods that residents can employ to reduce impacts to these species/resources in protected open space 				as appropriate			

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<p>areas;</p> <p>f. Reporting requirements to ensure consistent data collection and reporting methods used by monitoring personnel; and</p> <p>g. Funding mechanism.</p>							
<p>B-2(d) Special-Status Plant Monitoring. If monitoring is necessary, then monitoring shall occur annually and shall last at least five years to ensure successful establishment of all re-introduced or salvaged plants and no-net-loss of the species habitat. In the case of annual plants it is difficult to determine if there has been a net loss or gain of a viable population in a five year period. Therefore, an important component of the mitigation and monitoring plan shall be adaptive management. The adaptive management program shall address both foreseen and unforeseen circumstances relating to the preservation and mitigation programs. The plan shall include follow up surveys for five years and then every five years in perpetuity or until a qualified botanist can demonstrate that the target special-status species has not experienced a net loss. It shall also include remedial measures to address negative impacts to the special-status plant species and their habitats (i.e., removal of weeds, additional seeding/planting efforts) if the species or its habitat are suffering a net loss at the time of the follow up surveys.</p>	Implement in accordance with County practices and policies.	To be determined by County on a project-by-project basis	To be determined by County on a project-by-project basis	County of San Luis Obispo/ in consultation with CNPS/ CDFG/USFWS as appropriate			
<p>B-2(e) Wildlife Surveys and Mitigation. For individual projects within sensitive areas as determined by the County, a wildlife survey shall be conducted by a qualified biologist for proposed development areas that may contain sensitive wildlife as defined by the County or appropriate state or federal regulatory agencies. Such surveys would be required prior to potential development. Appropriate mitigation measures shall be identified by a qualified biologist, and may include one or more of the following measures,</p>	Compliance with Land Use Ordinances 22.60.040D4 and 23.02.035d.	To be determined by County on a project-by-project basis	To be determined by County on a project-by-project basis	County of San Luis Obispo/ in consultation with Corps/ CDFG/USFWS/ NMFS as appropriate			

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<p>as applicable:</p> <ol style="list-style-type: none"> <u>Pet Brochure</u>. Applicants of residential projects adjacent to open space or other habitat areas shall be required to prepare a brochure that informs prospective homebuyers about the impacts associated with non-native animals, especially cats and dogs, and other non-native animals, to sensitive habitat areas. The brochure shall also describe measures homeowners can take to minimize impacts of pets on wildlife. Similarly, the brochure shall inform potential homebuyers of the potential for coyotes or other wildlife to prey on domestic animals in areas where appropriate. <u>Night Lighting Standards</u>. Night lighting of public areas near sensitive habitats shall be kept to the minimum necessary for safety purposes: <ul style="list-style-type: none"> Exterior lighting within 100 feet of open space habitat shall be shielded and aimed as needed to avoid spillover into habitat areas. Decorative lighting shall be low intensity. Use of floodlights on residential/commercial lots shall be shielded and aimed as needed to avoid spillover into habitat areas including open space, vineyard, and agricultural areas. <u>Wildlife Habitat Buffer</u>. Wherever site development is proposed adjacent to wildlife habitat an appropriate buffer of native vegetation shall remain or be established between the habitat area and the proposed development. 							
B-2(f) Pesticide Compliance. Use of pesticides shall be in compliance with all local, state and federal regulations. This is necessary	Implement in accordance with County practices and policies.	To be determined by County on a project-by-project	To be determined by County on	County of San Luis Obispo/ in consultation			

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<p>to prevent primary or secondary poisoning of special status species. A landscape management plan is to be developed that will identify operational procedures to be employed to maintain a healthy landscape with minimum application of fertilizers and pesticides.</p> <p>Design and implement an approved Integrated Pest Management Plan (IPMP) for the proposed project. This would minimize the risk to aquatic habitat from improper pesticide and fertilizer use. The plan will also contain a water quality monitoring program for construction and operation of the project. Once a landscape architect is selected, the IPMP plan will be prepared and provided to the USFWS for review and comment.</p>		basis	a project-by-project basis	with CNPS/Corps/CDFG/USFWS/NMFS as appropriate			
<p>B-2(g) Bird Pre-Construction Survey. In order to avoid impacts to nesting raptors and other avian species, which could result in take that is prohibited under CDFG Code 3503 and 3503.5 and the federal Migratory Bird Treaty Act, construction activities for projects within areas that include trees or other sites that could include bird nests should be conducted outside of the peak breeding season (August 15 to March 15). If construction in such areas is to be initiated between March 15 and August 15, a pre-construction survey should be conducted for nesting avian species (including raptors) within 300 feet of proposed construction activities. If nesting raptors (or any other nesting birds) are identified during pre-construction surveys, an appropriate buffer; to be determined by a County-approved biologist in coordination with the California Department of Fish and Game, should be imposed within which no construction activities or disturbance should take place. If nests are identified, work may only proceed prior to August 15 if a County-approved biologist</p>	Implement in accordance with County practices and policies.	To be determined by County on a project-by-project basis	To be determined by County on a project-by-project basis	County of San Luis Obispo/ in consultation with Corps/ CDFG/USFWS/ as appropriate			

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conducts periodic nest checks and confirms that the nest is no longer active (i.e. the young have fledged) and work re-initiation has been specifically authorized by the appropriate regulatory agency.							
B-2(h) Minimize Road Widths. Roadway widths adjacent to open space/agricultural areas shall be reduced to the minimum width possible, while maintaining Fire Department Requirements for emergency access, with slower speed limits introduced.	Pursuant to Land Use Ordinances 23.05.104f and 22.54.020f, reduce roadways open space/agricultural areas to minimum width required, and reduction of speed limit	To be determined by County on a project-by-project basis	To be determined by County on a project-by-project basis	County of San Luis Obispo in consultation with Fire Department/ Caltrans as appropriate			
B-2(i) Permits and Agreements. In the event that State listed species would be impacted as a result of development, developers shall submit signed copies of an incidental take permit and enacting agreements from the CDFG regarding those species as necessary under Section 2081 of the California Fish and Game Code prior to the initiation of grading or construction activities. If a species that is listed under the federal Endangered Species Act is identified, developers seeking entitlements shall provide proof of compliance with the federal Endangered Species Act, inclusive as necessary of signed copies of incidental take permit and associated enacting agreements.	Implement in accordance with County practices and policies.	To be determined by County on a project-by-project basis	To be determined by County on a project-by-project basis	County of San Luis Obispo, CDFG, USFWS			
B-3(a) Migration Corridors. Prior to approval of any Land Use permits, applicants of projects subject to the proposed ordinances shall, as determined to be appropriate by County staff, contract with a County approved biologist to survey for migration corridors. If migration corridors are found onsite or adjacent to the project site, the migration corridors shall be designed to accommodate wildlife passage.	Compliance with Land Use Ordinances 22.60.040D4 and 23.02.035d.	To be determined by County on a project-by-project basis	To be determined by County on a project-by-project basis	County of San Luis Obispo/ in consultation with Corps/ CDFG/USFWS/ as appropriate			
CULTURAL RESOURCES							
CR-1(a) Historical Resource Survey. At the time of application for construction permits for	Compliance with Land Use Ordinances 22.14.080,	To be determined by County on a	To be determined	County of San Luis Obispo in			

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<p>discretionary projects requiring environmental review, the County shall require an historical resource survey, conducted by a qualified archaeologist or historian approved by the Environmental Coordinator, that assesses the potential impacts of all ground disturbing activities (e.g. access roads, driveways, residences, utility trenches) on those parcels that:</p> <ul style="list-style-type: none"> • Are located within an Historic combining designation; • Contain designated historic sites; • Are located in an area of known historic resources; or, • Contain structures greater than 50 years old. <p>Should the historical resource survey identify significant resources, the mitigation measures recommended by the qualified archaeologist or historian shall become conditions. These measures could include, but not necessarily be limited to:</p> <ul style="list-style-type: none"> • Avoidance of significant historical resources; • Graphic documentation (photographs, drawings, etc.); • Prohibition of Demolition of Buildings and Structures; and/or • Restoration, Stabilization, Repair, and Reconstruction. 	22.60.040D9, 23.02.035b,i and 23.07.100 through 23.07.102.	project-by-project basis	by County on a project-by-project basis	consultation with historian/ archaeologist			
<p>CR-2(a) Archaeological Surface Survey. At the time of application for construction permits for discretionary projects requiring environmental review, the County shall require an archaeological surface survey, conducted by a qualified archaeologist approved by the Environmental Coordinator, that assesses the potential impacts of all ground disturbing activities (e.g. access roads, driveways, residences, utility trenches) on those parcels that:</p> <ul style="list-style-type: none"> • Are located within an Archaeological 	Compliance with Ordinances 19.20.035, 22.60.040D2, 23.02.035b and 23.07.104.	To be determined by County on a project-by-project basis	To be determined by County on a project-by-project basis	County of San Luis Obispo in consultation with archaeologist			

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<p>Sensitive Area combining designation;</p> <ul style="list-style-type: none"> Contain known archaeological sites, as recorded on the County's Official Maps; Are located in an area designated by the County of San Luis Obispo Planning and Building Department as archaeologically sensitive (e.g. Nipomo, Santa Margarita, Salinas River area); or, Contain physical features on-site that may indicate the presence of archeological resources (e.g. springs, creeks, rock outcrops). <p>Should the archaeological surface survey identify significant resources, the applicant shall avoid the resource if feasible. Should avoidance be infeasible, mitigation measure CR-2(b) shall apply.</p>							
<p>CR-2(b) Mitigative Data Recovery Excavation. If avoidance of an archaeological site(s) is not possible, data recovery excavation shall be completed prior to issuance of grading permits. A data recovery plan shall be submitted by a qualified archaeologist for review by the County Environmental Coordinator. Data recovery shall be funded by the applicant, shall be performed by a County-qualified archaeologist, and shall be carried out in accordance with a research design consistent with the requirements of the California Office of Historic Preservation Planning Bulletin 5, Guidelines for Archaeological Research Design. At a minimum, data recovery shall include:</p> <ul style="list-style-type: none"> Mapping of site boundaries and the distribution of surface remains; Surface collection of artifacts; Excavation of a sample of the cultural deposit to characterize the nature of the site and retrieve a representative sample of 	<p>Compliance with Ordinances 19.20.035, 22.60.040D2, 23.02.035b and 23.07.104.</p>	<p>To be determined by County on a project-by-project basis</p>	<p>To be determined by County on a project-by-project basis</p>	<p>County of San Luis Obispo in consultation with archaeologist and Native American representative</p>			

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<p>artifacts and other remains within the proposed impact area;</p> <ul style="list-style-type: none"> Monitoring of excavations at Native American sites by a tribal representative; Technical studies and analysis of the recovered sample, including radiocarbon dating, typological and technical analysis of tools and debris, identification and analysis of preserved faunal and floral remains, and other studies appropriate to the research questions outlined in the research design; Cataloguing and curation of all artifacts and records detailing the results of the investigations at a county approved curation facility; Submission of a final technical report detailing the results of the investigations; and Preparation of an interpretive report suitable for distribution to the general public. 							
<p>CR-2(c) Archaeological Resource Construction Monitoring. At the commencement of construction on sites that have been identified as having the potential to support cultural resources based on mitigation measure CR-2(a), an archaeologist and a Native American representative shall conduct an orientation for construction workers to describe site avoidance requirements, the possibility of exposing unexpected archaeological resources, and the steps to be taken if such a find is encountered.</p> <p>A qualified archaeologist and Native American representative shall monitor all earth moving activities within native soil. In the event that archaeological remains are encountered during construction, all work in the vicinity of the find will be halted until such time as the find is evaluated by a qualified archaeologist and appropriate</p>	<p>Compliance with Ordinances 19.20.035, 22.60.040D2, 23.02.035b and 23.07.104. Monitor construction sites for archaeological resources</p>	<p>During construction</p>	<p>To be determined on a project-specific basis</p>	<p>County of San Luis Obispo in consultation with archaeologist and Native American representative</p>			

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mitigation, if necessary, is implemented.							
CR-3(a) Preparation of a Paleontological Resource Monitoring Plan. Prior to issuance of grading permits, applicants for projects where paleontological sensitivity is high shall retain a qualified accredited paleontologist to prepare a Paleontological Resource Monitoring Plan based on the specific construction plans. The monitoring plan shall detail the procedures for monitoring construction in areas of high or unknown sensitivity, collecting fossil remains and relevant geographic and stratigraphic data, stabilizing and preserving recovered specimens, and cataloguing and curating the collection. The monitoring plan shall include provisions for collecting a representative sample of invertebrates prior to construction, documenting the site according to the standards developed by the National Research Council (1987), and assessing the potential of this site to contain significant vertebrate remains.	Compliance with Ordinances 19.20.035, 22.60.040D2, 23.02.035b,i and 23.07.104.	To be determined by County on a project-by-project basis	To be determined by County on a project-by-project basis	County of San Luis Obispo in consultation with paleontologist			
CR-3(b) Paleontological Monitoring. A qualified paleontological monitor shall observe any initial excavation, grading, or other ground disturbance which extends below the upper soil layers in in situ sedimentary rock where paleontological sensitivity is high. Paleontologists who monitor excavations must be qualified and experienced in salvaging fossils and authorized to temporarily divert equipment while removing fossils. They must be properly equipped with tools and supplies to allow for rapid removal and preparation of specimens, and trained in safe practices when working around construction equipment. If multiple pieces of heavy equipment are in use simultaneously at diverse locations during construction, each location may be monitored individually.	Compliance with Ordinances 19.20.035, 22.60.040D2, 23.02.035b,i and 23.07.104.	During construction	To be determined on a project-specific basis	County of San Luis Obispo in consultation with paleontologist			
CR-3(c) Treatment of Paleontological	Compliance with Ordinances	During	To be	County of San			

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<p>Remains Discovered During Monitoring. If paleontological resources are found during excavations or other ground disturbance, work shall cease temporarily in the immediate area of the discovery. Ground disturbance may be redirected to another area so that the significance of the fossil find may be assessed. If an accredited paleontologist is not already on-site, a vertebrate paleontologist with regional experience will be contacted to inspect the excavation, assess the significance of the fossil find, recover any exposed fossils of significance, and recommend additional mitigation measures, if necessary.</p> <p>A standard sample (3 to 12 cubic meters) of matrix from each site will be taken for identification of microvertebrates (rodents, birds, rabbits), especially when the potential for microvertebrates is high. The monitors also will determine whether the fossils are part of an archaeological deposit. If the fossils are found with cultural material, the site then will be considered an archaeological discovery and treated according to the procedures specified in CR-2(b) (Archaeological Resource Construction Monitoring).</p> <p>Significant fossils found during construction shall be preserved by prompt removal whenever feasible. Due to the potential for rapid deterioration of exposed surface fossils, preservation by avoidance is not an appropriate measure. When a significant fossil cannot be removed immediately, stabilization is needed to prevent further deterioration prior to removal. The fossil location must be stabilized under the direction of a professional paleontologist.</p> <p>At the time of collecting, each specimen or group</p>	<p>19.20.035, 22.60.040D2, 23.02.035b,i and 23.07.104. If paleontological resources are discovered during ground disturbance activities, follow mitigation provided in Paleontological Resource Monitoring Plan from Measure CR-3(a).</p>	<p>construction</p>	<p>determined on a project-specific basis</p>	<p>Luis Obispo in consultation with paleontologist</p>			

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<p>of specimens will be clearly located and plotted on a USGS topographical quadrangle map. Field methods, other excavation activities, and working conditions during monitoring of the paleontological resources will be recorded in a field notebook or on a paleontological resources record or worksheet such as those developed by the National Research Council (1987). Recovered specimens will be stabilized and prepared for identification. Sedimentary matrix with microfossils will be screen washed and sorted to identify the contained fossils. Removal of excess matrix during preparation reduces long-term storage requirements. Competent qualified specialists will classify individual specimens to the lowest identifiable taxon, typically to genus, species, and element. Batch identification and batch numbering (e.g., "mammal, 25 specimens") should be avoided.</p> <p>Paleontological specimens will be cataloged according to current professional standards, and a complete list of collected specimens must be prepared. A complete set of field notes, geologic maps, and stratigraphic sections must accompany the fossil collections.</p> <p>All fossil remains recovered during construction and operation must be curated by a recognized, nonprofit paleontological specimen repository with a permanent curator, such as a museum or university. Specimens must be stored in a fashion that allows researchers to retrieve specific individual specimens in the future. In addition to the LACM and UCMP, qualified research facilities include California State Polytechnic University, San Luis Obispo; the Santa Barbara Museum of Natural History; or Santa Barbara City College.</p>							

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The project paleontologist will complete a final report summarizing findings, describing important fossil localities (vertebrate, megainvertebrate, or plant) discovered in the project area, and explaining any mitigation measures taken. The report will include a summary of the field and laboratory methods, site geology and stratigraphy, an itemized inventory of recovered specimens, faunal lists, and site records. The report also should discuss the importance of the recovered fossil materials. The reports will be prepared by a professional paleontologist and distributed to the appropriate agencies, museums, colleges, or universities.							
GEOLOGY AND SOILS							
G-1(a) Fault Location Investigations. Prior to site plan approval for any potential development located near a mapped fault trace, a subsurface geologic or geotechnical investigation shall be conducted by a qualified engineer in the area proposed for development, in accordance with County and State requirements.	Compliance with Ordinances 22.14.070 and 23.07.080 et seq.	To be determined by County on a project-by-project basis	To be determined by County on a project-by-project basis	County of San Luis Obispo in consultation with geological engineer			
G-1(b) Building Envelope Setbacks. Based on the results of the special fault investigation, all habitable structures and utilities shall be located at least 50 feet from any active fault trace.	Compliance with Ordinances 22.14.070 and 23.07.080 et seq. Buildings must have 50 setback from active fault trace. Project must also comply with Alquist-Priolo Act.	To be determined by County on a project-by-project basis	To be determined by County on a project-by-project basis	County of San Luis Obispo in consultation with geotechnical engineer			
G-1(c) UBC Compliance. Above-ground structures shall be designed and built according to the latest UBC Seismic Zone 4 standards.	Compliance with Uniform Building Code (UBC) and Title 19 (Building and Construction Ordinance)	Prior to issuance of building permits	Once	County of San Luis Obispo			
G-2(a) Soils/Foundation Report. Individual property developers proposing development within the areas identified as having expansive soils, erosive soils, potential for settlement, and/or liquefaction potential shall submit a soils/foundation report as part of the application	Compliance with Uniform Building Code (UBC) and Title 19 (Building and Construction Ordinance)	Prior to issuance of building permits	Once	County of San Luis Obispo			

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<p>for any proposed Building Permit(s). To reduce the potential for foundation cracking or other property damage, one or more of the following shall be implemented and/or as recommended by a qualified engineer:</p> <ol style="list-style-type: none"> 1. Use continuous deep footings (i.e., embedment depth of 3 feet or more) and concrete slabs on grade with increased steel reinforcement together with a pre-wetting and long-term moisture control program within the active zone. 2. Removal and compaction of loose soils. 3. Removal of the highly expansive material and replacement with non-expansive compacted import fill material. 4. The use of specifically designed drilled pier and grade beam system incorporating a structural concrete slab on grade supported approximately 6 inches above the expansive soils. 5. Chemical treatment with hydrated lime to reduce the expansion characteristics of the soils. 6. Where necessary, construction on transitional lots shall include over excavation to expose firm sub-grade, use of post tension slabs in future structures, or other geologically acceptable method. 							
<p>G-3(a) Geotechnical Investigations and Practices. Each proposed development area shall be inspected to ensure a low risk of landslides or soil slumping. Geotechnical engineering measures, such as shoring soils of any landslide areas shall be required to ensure that the slope will not be destabilized during the grading activity. Remedial measures during grading may include the removal of the slump or debris slide from the top to the toe of slope.</p>	Compliance with Uniform Building Code (UBC) and Title 19 (Building and Construction Ordinance)	Prior to issuance of building permits	Once	County of San Luis Obispo			

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<p>In accordance with the applicable building codes, investigations shall be performed prior to construction in areas determined to have a moderate or higher landslide hazard. Investigations and practices shall include the following:</p> <p>a. Prior to issuance of any building permits, a qualified geotechnical engineer and/or engineering geologist shall prepare thorough geologic/geotechnical studies, and a slope stability analysis which shall incorporate lot-specific recommendations. The slope stability analysis shall at a minimum meet the requirements of CDMG 1997 (Guidelines for Evaluating and Mitigating Seismic Hazards in California, Special Publication 117). In addition, the stability analysis shall meet the requirements of the County Planning and Building Department.</p> <p>b. During grading, engineering geologists and geotechnical engineers shall confirm preliminary findings reported in the preliminary studies.</p> <p>c. All applicable recommendations of final geologic and geotechnical investigations prepared for the project shall be implemented. These recommendations may include: avoidance of or setbacks from historic landslide deposits or areas susceptible to a potential for landslides; the restriction of grading in areas with landslide hazards; drainage improvements to ensure potential landslide areas do not become saturated; excavating standard keyways and benches in a stair-step configuration; water addition or drying-out as needed to bring soils to an acceptable moisture content; limitations on cut and fill slope gradients; and/or removal and backfilling or potential</p>							

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landslide areas.							
HYDROLOGY AND WATER QUALITY							
<p>HWQ-1(a) Grading and Erosion Control Plan. A grading and erosion control plan that minimizes erosion, sedimentation and unstable slopes shall be prepared and implemented by the applicant or representative thereof, prior to issuance of Grading Permits for individual projects that require grading. It must include the following:</p> <p>a. Methods such as retention basins, drainage diversion structures, spot grading, silt fencing/coordinated sediment trapping, straw bales, and sand bags shall be used to minimize erosion on slopes and siltation into nearby creeks (as applicable) and/or drainages during grading and construction activities.</p> <p>b. Graded areas shall be revegetated within 4 weeks of grading activities with deep-rooted, native, drought-tolerant species to minimize slope failure and erosion potential. If determined necessary by Planning and Building, irrigation shall be provided. Geotextile binding fabrics shall be used if necessary to hold slope soils until vegetation is established.</p> <p>c. After grading, exposed areas shall be stabilized to prevent wind and water erosion, using methods approved by the Planning and Building Department Grading Division and the Air Pollution Control District (APCD). These methods may include the importation of topsoil to be spread on the ground surface in areas having soils that can be transported by the wind and/or the mixing of the highly erosive sand with finer-grained materials (silt or clay) in sufficient quantities to prevent its ability to be transported by wind. The topsoil</p>	Compliance with Ordinances in Chapter 22.52 and 23.05.020 et. seq.	As determined by County on a case-by-case basis; if implemented, it must be prior to issuance of grading permits	Once	County of San Luis Obispo			

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<p>or silt/clay mixture is to be used to stabilize the existing soil to prevent its ability to be transported by wind. At a minimum, six inches of topsoil or silt/clay/sand mixture is to be used to stabilize the wind-erodible soils.</p> <p>d. Landscaped areas adjacent to structures shall be graded so that drainage is away from structures.</p> <p>e. Irrigation shall be controlled so that overwatering does not occur. An irrigation schedule shall be reviewed and approved by Planning and Building prior to land use clearance for grading.</p> <p>f. Grading on slopes steeper than 5:1 shall be designed to minimize surface water runoff.</p> <p>g. Fills placed on slopes steeper than 5:1 shall be properly benched prior to placement of fill.</p> <p>h. Brow ditches and/or berms shall be constructed and maintained above all cut and fill slopes, respectively.</p> <p>i. Cut and fill benches shall be constructed at regular intervals.</p> <p>j. Retaining walls shall be installed to stabilize slopes where there is a 10-foot or greater difference in elevation between buildable lots.</p> <p>k. The applicant shall limit excavation and grading to the dry season of the year (typically April 15 to November 1, allowing for variations in weather) unless a Planning and Building Department approved erosion control plan is in place and all measures therein are in effect.</p> <p>l. The applicant shall post a bond with the County and hire a Planning and Building - qualified geologist or soils engineer prior to land use clearance for grading, and to ensure that erosion is controlled and mitigation measures are properly implemented.</p>							

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The grading and erosion control plan shall be submitted for review and approval to Planning and Building prior to approval of land use permits for grading of tract improvements. The applicant shall notify Planning and Building prior to commencement of grading. Components of the grading and erosion control plan shall be implemented throughout all grading activities.							
HWQ-1(b) Storm Water Pollution Prevention Plan. Prior to issuance of building permits for all projects encompassing an area in excess of one acre, the applicant shall obtain a National Pollutant Discharge Elimination System (NPDES) storm water permit from the California Regional Water Quality Control Board (RWQCB). A Storm Water Pollution Prevention Plan (SWPPP) shall be developed prior to the initiation of grading and implemented for all construction activity on the project site. The SWPPP shall include specific Best Management Practices (BMPs) to control the discharge of material from the site and into the creeks and local storm drains. BMP methods may include, but would not be limited to, the use of temporary retention basins, straw bales, sand bagging, mulching, erosion control blankets and soil stabilizers. Additional BMPs should be implemented for on-site construction activities including fuel storage and handling, concrete waste management, material delivery and storage. A list of BMPs shall be attached to project plans and posted at the construction site.	In conformance with State law, obtain NPDES storm water permit from RWQCB. Develop SWPPP including BMPs.	To be implemented for projects with more than one acre of disturbance; prior to issuance of grading permits	Once	County of San Luis Obispo, RWQCB			
HWQ-1(c) Transfer Rural Inclusionary Housing Requirements. The County should develop a program that allows the transfer of some of the inclusionary housing requirements for parcels within rural areas to available properties within more urbanized portions of the	The County shall modify the proposed Affordable Housing Ordinance, Program HE 1.9 to include this requirement.	Prior to finalization of AHO	n/a	County of San Luis Obispo			

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County. This would minimize erosion potential within the more sensitive rural portions of the County.							
<p>HWQ-2(a) Drainage Plan. A site Drainage Plan shall be prepared for each project in accordance with County requirements. Such plans shall determine the volume, flow characteristics, and drainage facilities required. In addition, drainage plans should include:</p> <ul style="list-style-type: none"> a. Locations of all proposed pipelines; b. Pipe diameters; c. Locations where the pipe(s) would surface in the creek; and d. Amount of water that would flow from each pipeline. <p>As necessary, individual projects shall be required to contribute a fair share contribution to fund necessary off-site drainage improvements. All project specific drainage plans shall be prepared by a qualified Civil Engineer.</p>	Compliance with Ordinances in Chapter 22.52 and 23.05.020 et. seq. Prepare a Site Drainage Plan	Prior to issuance of grading permits	Once	County of San Luis Obispo			
<p>HWQ-2(b) Pervious Paving Material. Future development projects shall minimize runoff rates and volumes of storm water on-site to allow percolation to the underlying aquifer. Some methods that may be used to facilitate groundwater recharge and reduce surface water runoff may include, but are not limited to, the use of pervious paving material within parking lots and other paved areas to facilitate rainwater percolation.</p>	Compliance with Ordinances 22.18.060A and 23.04.168a.	To be determined by County on a project-by-project basis	Once	County of San Luis Obispo			
<p>HWQ-3(a) Pollutant Removal Techniques. The applicant shall integrate into the project design available technologies and techniques to remove pollutants from site runoff prior to entering the drainage courses. Such techniques shall include reduced slope grading, drainage through vegetative zones (e.g., bio-swale) and</p>	The County shall modify the existing Land Use Ordinances 22.52.080B1 and 23.05.044a to include this requirement	Prior to finalization of AHO	n/a	County of San Luis Obispo			

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other options to intercept pollutants being conveyed toward drainage paths. Technological solutions such as gravelly filter blankets or particulate filters (e.g. Fossil Filters) may also be installed as pollutant-removal solutions.							
HWQ-4(a) FEMA Consultation. If a particular AHO project is located in an area with high flooding potential, the County shall coordinate with Federal Emergency Management Agency (FEMA) to ensure that the residence is elevated at least one foot above the 100 year flood zone elevation, that feasible bank stabilization and erosion control measures are implemented along creek crossings, or that other measures acceptable to FEMA are implemented. This requirement can be accomplished through the placement of conditions on the project by the County during environmental review.	Compliance with ordinances 22.14.060 and 23.07.060, locate residences at least 1 foot above 100 year flood zone elevation.	To be determined by County on a project-by-project basis	Once	County of San Luis Obispo in consultation with FEMA			
HWQ-4(b) Dam Inundation Notification. If a particular AHO project is located in an area subject to dam failure inundation; prior to development within the areas, upon the transfer of real property or rental agreements on development sites within the dam inundation hazard area, the transferor shall deliver to the prospective occupants a written disclosure statement that shall make all prospective occupants aware that this area is located within a dam failure inundation hazard area.	Compliance with State law mandating disclosure to prospective occupants of dam failure inundation hazard	To be determined by County on a project-by-project basis	Once, if needed	County of San Luis Obispo in consultation with FEMA			
HWQ-5(a) Tsunami Mitigation. In areas subject to tsunami effects, the County shall ensure that AHO projects involving the construction of new residences are elevated above the 10-foot MSL elevation. This requirement can be accomplished through the placement of conditions on the project by the County during environmental review for individual projects.	Compliance with ordinances 22.14.060D3 and 23.07.066c, locate residences at least 10 foot above mean sea level	To be determined by County on a project-by-project basis	Once, if needed	County of San Luis Obispo in consultation with FEMA			
NOISE							

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N-1(a) Construction Hours. Hours of construction shall be limited to the hours between 7 a.m. and 7 p.m. on weekdays and 8 a.m. to 5 p.m. on weekends.	Compliance with ordinances 22.10.120A4 and 23.06.042d. Limit construction hours	During construction	As needed by County	County of San Luis Obispo			
N-1(b) Construction Noise Attenuation. For all construction activity, additional noise attenuation techniques shall be employed as needed to ensure that noise remains within levels allowed by the County of San Luis Obispo noise standards. The following measures shall be incorporated into contract specifications to reduce the impact of construction noise. <ul style="list-style-type: none"> All construction equipment shall have properly maintained sound-control devices. No equipment shall have an unmuffled exhaust. Contractors shall implement appropriate additional noise attenuation techniques including, but not limited to, siting the stationary construction equipment away from residential areas to the extent possible, and notifying adjacent residents in advance of construction work. 	Compliance with Noise Element, and ordinances 22.10.120 and 23.06.040. Employ noise attenuation techniques.	During construction	As needed by County	County of San Luis Obispo			
N-1(c) Construction Equipment. Stationary construction equipment that generates noise that exceeds 60 dBA CNEL shall be baffled. All construction equipment powered by internal combustion engines shall be properly muffled and maintained. Unnecessary idling of internal combustion engines shall be prohibited. Whenever feasible, electrical power shall be used to run air compressors and similar power tools.	Compliance with Noise Element, and ordinances 22.10.120 and 23.06.040. Employ noise attenuation techniques.	During construction	As needed by County	County of San Luis Obispo			
N-1(d) Transfer Rural Inclusionary Housing Requirements. The County should require a program that allows the transfer of some of the inclusionary housing requirements for parcels within rural areas to available properties within	The County shall modify the proposed Affordable Housing Ordinance, Program HE 1.9 to include this requirement.	Prior to finalization of AHO	Once	County of San Luis Obispo			

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more urbanized portions of the County. This would minimize construction and traffic noise potential within the more sensitive rural portions of the County.							
<p>N-2(a) Reduction of Nuisance Noise. For any noise sensitive development proposed within projected 60 dBA noise contours, a site-specific acoustical study shall be conducted. This study shall contain recommendations to mitigate any noise levels that exceed the County's standard of 60 dBA CNEL. Because there are no specific plans for individual development projects at this time, the specific attenuation methods cannot be definitively determined. Options could include one or more of the following approaches:</p> <ul style="list-style-type: none"> • Construction of a berm or wall; • Design of individual homes such that structures block the line-of-sight from useable backyards to the noise source; • For homes with backyards not blocked by intervening structures, backyard fencing of sufficient height to block line-of sight to the noise source; • Placement of windows and balconies away from the noise source, as applicable; • Within residences, bathrooms and kitchens should be located toward the noise source, while bedrooms should be located away from the noise source; or • Development should follow normal construction practices and Uniform Building Code requirements. Use of noise reducing building materials, such as double paned windows, shall be used to further reduce indoor noise levels by insulating against outdoor noise sources. 	Compliance with Noise Element, and ordinances 22.10.120, 23.06.040D6, 23.06.040 and 23.02.035f. Employ noise attenuation techniques.	During construction	As needed by County	County of San Luis Obispo			
<p>N-3(a) Off-site Residence Noise Attenuation. Attenuation of exterior noise levels experienced at the existing off-site residential</p>	Compliance with Noise Element policies.	Prior to issuance of building permits	Once	County of San Luis Obispo			

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units located within the 60 dBA contour of area roadways to below 60 dBA Leq and interior noise levels to below 45 dBA Leq shall be provided. This can be accomplished using one or more of the following methods or as recommended in a noise study to be prepared by an acoustical engineer, as applicable: <ul style="list-style-type: none"> Use solid berms (e.g., sound walls) between the existing residences and area roadways; Use solid core doors and double-paned glass windows installed on the side of the residences facing toward area roadways. 							
N-3(b) Sound Wall Design. Long expanses of walls or fences shall be interrupted with offsets and provided with accents to prevent monotony. Landscape pockets and pedestrian access through walls should be provided. Whenever possible, a combination of elements shall be used, including solid fences, walls, and landscaped berms.	Compliance with General Plan requirements for sound wall design	Prior to issuance of building permits	Once	County of San Luis Obispo			
PUBLIC SERVICES AND UTILITIES							
PS-2(a) Construction Solid Waste Minimization. During the construction of units in accordance with the proposed Affordable Housing Ordinances, the following mitigation measures shall be implemented to reduce solid waste generation to the maximum extent feasible: <p>Prior to construction, the contractor shall arrange for construction recycling service with a waste collection provider. Roll-off bins for the collection of recoverable construction materials shall be located on-site. The applicant, or authorized agent thereof, shall arrange for pick-up of recycled materials with a waste collection provider or shall transport recycled materials to the appropriate service center. Wood, concrete, drywall, metal, cardboard, asphalt, soil, and land</p>	Reduction of construction solid waste in conformance with State law	Prior to construction	As needed by County	County of San Luis Obispo			

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<p>clearing debris may all be recycled.</p> <p>The contractor shall designate a person to monitor recycling efforts and collect receipts for roll-off bins and/or construction waste recycling. All subcontractors shall be informed of the recycling plan, including which materials are to be source-separated and placed in proper bins.</p> <p>The contractor shall use recycled materials in construction wherever feasible.</p> <p>The above construction waste recycling measures shall be incorporated into the construction specifications for the contractor.</p>							
<p>PS-3(a) On-Site Fire Protection. Road widths and circulation routes, as well as the placement of fire hydrants and installation of automatic sprinkler systems, shall be designed with the guidance of the Fire Department. A road system that allows unhindered Fire Department access and maneuvering during emergencies shall be provided. Specifically, the following measures are required:</p> <ul style="list-style-type: none"> • Future residential access roads must be an all weather surface at least 20 feet in width, unobstructed by parking. Cul-de-sacs and turnouts must be to Fire Department standards. As the on-site roads are proposed to be a private system, there must be on-going, legally binding provisions in effect to maintain the roads to Fire Department approval. • Road grades on all roads shall not exceed 16%, per the Uniform Fire Code. • House numbers and street signs shall be lighted to County standards so that emergency vehicles including police and ambulances can locate residences in the event of any emergency. 	<p>Compliance with Section 22.54.020E, 23.05.104 and Title 20 Site Access and Addressing Ordinances</p>	<p>To be determined by County on a project-by-project basis</p>	<p>To be determined by County on a project-by-project basis</p>	<p>County of San Luis Obispo in consultation with Fire Department</p>			

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<ul style="list-style-type: none"> All fire apparatus access roads and driveways shall be designed and maintained to support the imposed loads of 20 tons at 25 mph, and shall be provided with a surface so as to provide all-weather driving capabilities and maintain 90% compaction. 							
<p>PS-3(b) Fire/Vegetation Management Plan. Each future applicant who proposes to construct residences in a County identified High Fire Hazard Area shall prepare and submit a Fire/Vegetation Management Plan to the Fire Department that will meet the following requirements:</p> <ul style="list-style-type: none"> The plan must set forth requirements to assure ongoing protection of all structures and roads, both prior to and after lot sales. The plan shall require 100 feet of clearance from chaparral brush to structures throughout the development, and 30 feet of clearance from grasslands to structures throughout the development. Vegetation within the first 30 feet of all structures must be strictly irrigated and controlled, with specific shrub species eliminated. No conifer (except Monterey pine, single specimen), eucalyptus, juniper, cypress, pampas grass, acacia, or palm trees shall be allowed within the 100-foot zone. Coastal live oak (<i>Quercus</i> sp.), California sycamore, Toyon and shrubs/trees approved by the County Fire Department will be acceptable within the 100-foot zone as well as the 30-foot zone. The plan shall outline vegetation management standards within the 30-foot buffer zone, such as: <ul style="list-style-type: none"> Grasses and groundcovers shall be maintained at no more than 18 inches in 	Conformance with California Fire requirements.	To be determined by County on a project-by-project basis	To be determined by County on a project-by-project basis	County of San Luis Obispo in consultation with Fire Department			

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<p>height on slopes that require erosion control measures. Grasses shall be mowed elsewhere.</p> <ul style="list-style-type: none"> ○ Trees must be limbed up to one third of their height to a maximum of 10 feet. ○ Flammable native shrubs shall not be planted or allowed to grow in continuous masses. Small clusters will be allowed as long as the minimum space between clusters is observed. <ul style="list-style-type: none"> ● The Fire/Vegetation Management Plan must clearly state exactly what management practices must be accomplished, date of annual compliance, and responsibility for cost of compliance. ● The plan must also include a Wildland Emergency Response check list (approved by County Fire Department) to be made available to all residents. 							
<p>PS-3(c) Structural Safeguards. Individual property developers subject to the proposed ordinances shall provide the following structural safeguards within their projects:</p> <ul style="list-style-type: none"> ● <i>Class A Roofs.</i> All residential development under the AHO shall have non-wood Class A roofs, with the ends of tile blocked, spark arresters visible from the street, proper vent screens, and non-combustible gutters and down spouts. No combustible paper in or on attic insulation shall be allowed. ● <i>Design of Accessory Features.</i> Decks, gazebos, patio covers, and fences, must not overhang slopes and must be of one-hour fire retardant construction. Front doors shall be solid core, minimally 1 ¾ inch thick. Garage doors shall be noncombustible. ● <i>Power Lines.</i> All new power lines shall be 	<p>Compliance with Title 19 Building and Construction Ordinance and California Fire Department requirements</p>	<p>Prior to issuance of building permits</p>	<p>Once</p>	<p>County of San Luis Obispo in consultation with Fire Department</p>			

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installed underground in order to prevent fires caused by arcing wires. <ul style="list-style-type: none"> <i>Fire Walls.</i> Structures along the perimeter or exposed to internal open space areas shall have one hour rated exterior fire walls, with exteriors being more than 2 inches, and must not contain vinyl or plastic window frames or rain gutters or down spouts. 							
PS-5(a) Buildout Date Notification. Each future applicant subject to the proposed Affordable Housing Ordinances shall notify the appropriate School District of the expected buildout date of each phase of the project to allow the District time to plan in advance for new students.	School District notification of buildout date	To be determined by County on a project-by-project basis	To be determined by County on a project-by-project basis	County of San Luis Obispo in consultation with School Districts			
PS-5(b) Statutory School Fees. Each future applicant under the proposed Affordable Housing Ordinances shall pay the statutory school fees in effect at the time of issuance of building permits to the appropriate school districts.	Payment of Statutory School Fees	Prior to issuance of building permits	Once	County of San Luis Obispo, State of California			
TRAFFIC							
T-1(a) Traffic Study. Future residential development projects under the proposed Affordable Housing Ordinances (AHO) that will be located adjacent to or near County identified roadways as having a current County Resource Management System Level of Severity rating of II or III, shall be subject to a project specific traffic study that should recommend mitigation if necessary.	Current County practice and policy, no further action required.	To be determined by County on a project-by-project basis	To be determined by County on a project-by-project basis	County of San Luis Obispo			
T-1(b) Transfer Rural Inclusionary Housing Requirements. The County should develop a program that allows the transfer of some of the inclusionary housing requirements for parcels within rural areas to available properties within more urbanized portions of the County. This would minimize potential traffic impacts by reducing trip lengths.	The County shall modify the proposed Affordable Housing Ordinance, Program HE 1.9 to include this requirement.	Prior to finalization of AHO	Once	County of San Luis Obispo			
WATER RESOURCES							

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WR-1(a) Proof of Water Supply. Future applicants for projects subject to the Affordable Housing Ordinances shall provide proof of an adequate, safe and continuous supply of water to the proposed project.	Compliance with Environmental Health requirements and ordinance 21.03.0100f.	To be determined by County on a project-by-project basis	To be determined by County on a project-by-project basis	County of San Luis Obispo			
WR-1(b) Water Conservation Measures. Future applicants subject to the Affordable Housing Ordinances shall implement water conservation measures, including, but not limited to: <ul style="list-style-type: none"> • Use of low-flush (1.6-gallon per flush) toilets shall be required in all new construction; • Installation of low flow (2 gpm) shower heads shall be required on all new residential units; • Drought tolerant plants shall be used in landscaping; • Landscaping shall use drip irrigation where feasible; • Plant material shall be grouped by water needs; • Extensive mulching (2-inch minimum depth) shall be used in landscaped areas, where feasible, to improve the water holding capacity of the soil by reducing evaporation and compaction; and/or • Permeable surfaces such as turf block or intermittent permeable surfaces such as French drains shall be used for parking areas and driveways, where feasible and practical. 	Compliance with chapter 22.16 and 23.04.180 and 19.20.240 ordinances	To be determined by County on a project-by-project basis	To be determined by County on a project-by-project basis	County of San Luis Obispo			

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