

VIII. MITIGATION MONITORING PROGRAM

A. INTRODUCTION

The following mitigation measures have been recommended in this EIR. Requirements of Measure, Applicant Responsibilities, Party Responsible for Verification, Method of Verification, and Verification Timing are included for each mitigation measure, as shown in Table VIII-1 on the following pages.

B. MITIGATION MEASURES

Table VIII-1 on the following pages 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 founding the analysis section of this EIR (refer to Section V).

**TABLE VIII-1
Mitigation Monitoring Program**

Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
GEOLOGY AND SOILS					
GEO/mm-1	Prior to issuance of grading or building permits for Lots 94 through 97, 100, and 101 (as shown on Tentative Tract Map 2606, refer to Figure III-4) the applicant shall submit a final report prepared by a Certified Engineering Geologist that contains specific recommendations for stabilization of the landslide materials, consistent with the recommendations of the <i>Engineering Geology Investigation and Preliminary Soil Engineering Report</i> (GeoSolutions, Inc.; December 10, 2004). The report shall be based upon downhole logging of borings to assess the depth and character of the landslide materials. A numerical slope stability analysis may be necessary to verify slope stability.	Submit required documentation, comply with engineering recommendations	County of San Luis Obispo	Compliance shall be verified by the County Building Division	Prior to issuance of grading and building permits
GEO/mm-2	Prior to issuance of grading or building permits for tract improvements, the applicant shall submit plans showing that the design and construction of the tract improvements conform to the recommendations presented in the <i>Engineering Geology Investigation and Preliminary Soil Engineering Report</i> (GeoSolutions, Inc.; December 10, 2004). Excavation, fill, and construction activities shall conform to Title 19 of the County of San Luis Obispo Building and Construction Ordinance, and the California Building Code.	Submit and implement required plans, comply with engineering recommendations	County of San Luis Obispo	Compliance will be verified by the County Building Division	Prior to issuance of grading and building permits

Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
GEO/mm-3	Prior to issuance of grading permits, the project Engineering Geologist and Soils Engineer shall review the final grading plan. During construction, the project Engineering Geologist and Soils Engineer shall observe grading operations to document conformance with the recommendations of the <i>Engineering Geology Investigation and Preliminary Soil Engineering Report</i> (GeoSolutions, Inc.; December 10, 2004). Any unusual subsurface conditions encountered during grading should be brought to the attention of the project Engineering Geologist and Soils Engineer.	Submit and implement required plans, comply with engineering recommendations	County of San Luis Obispo	Compliance will be verified by the County Building Division	Prior to issuance of grading permits
GEO/mm-4	Upon application for grading or building permits for individual lot development, individual soils engineering reports, prepared by a Soils Engineer, shall be submitted. The report shall conform to the California Building Code.	Submit required documentation, comply with engineering recommendations	County of San Luis Obispo	Compliance will be verified by the County Building Division	Upon application for grading and building permits for individual lot development
GEO/mm-5	Prior to issuance of grading or building permits for the ranch headquarters structures, equestrian facility structures, the dude ranch, the wastewater treatment facility, and the ponds, the applicant shall submit soils engineering reports prepared by a Soils Engineer, and conforming to Sections 1804.2 through 1804.5 and 3309.5 (or other applicable sections) of the California Building Code. As part of the soils engineering report for the ponds, the natural and proposed slopes surrounding the ponds shall be analyzed for stability under static and seismic conditions, and under the conditions that would be present if seepage from the ponds occurred. The recommendations of the individual soils engineering reports shall be implemented during	Submit required documentation, comply with engineering recommendations	County of San Luis Obispo	Compliance will be verified by the County Building Division	Prior to issuance of grading and building permits for the ranch headquarters, equestrian facility, dude ranch, wastewater treatment facility, and ponds

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	<p>construction, including but not limited to recommendations specific to building pad preparation, roadway grading and construction, foundation preparation and construction, underground facilities construction, retaining wall preparation and construction, and surface and subsurface drainage management.</p>				
GEO/mm-6	<p>Prior to issuance of grading or building permits, the project Engineering Geologist and Soils Engineer shall review the final foundation plans for all proposed structures.</p>	<p>Comply with engineering recommendations</p>	<p>County of San Luis Obispo</p>	<p>Compliance will be verified by the County Building Division</p>	<p>Prior to issuance of grading and building permits</p>
GEO/mm-7	<p>Prior to issuance of grading or building permits for individual lot development, the ranch headquarters, equestrian facility structures, the dude ranch, the wastewater treatment facility, and treated effluent storage ponds, the applicant shall submit individual soils engineering reports prepared by a Soils Engineer. The reports shall conform to Sections 1804.2 through 1804.5 and 3309.5 (or other applicable sections) of the California Building Code. The soils reports shall address expansion potential and provide appropriate recommendations, which shall include, but not be limited to: the replacement of expansive native soils with non-expansive engineered fill, conventional continuous and spread footings connected with grade beams, drilled cast-in-place concrete caissons connected with grade beams, post-tensioned foundations, or mat foundations. The recommendations of the soils engineering reports shall be implemented during construction.</p>	<p>Submit required documentation, comply with engineering recommendations</p>	<p>County of San Luis Obispo</p>	<p>Compliance will be verified by the County Building Division</p>	<p>Prior to issuance of grading and building permits</p>

Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
GEO/mm-8	Prior to issuance of grading or building permits for development that overlies Monterey formation as determined by individual soils engineering reports (anticipated to be Lots 37 and 38 in Phase 1, Lots 87, 88, and 89 in Phase Three, and the dude ranch) radon gas testing shall be conducted, and the results shall be submitted to the County Planning and Building Department. In the event that radon gas is determined to be present, buildings shall be designed and constructed in accordance with Environmental Protection Agency (EPA) guidelines for minimizing impacts associated with radon gas exposure.	Submit required documentation, comply with engineering recommendations	County of San Luis Obispo	Compliance will be verified by the County Building Division	Prior to issuance of grading and building permits
GEO/mm-9	Prior to issuance of grading or building permits, the applicant shall submit plans for structures that shall be designed in accordance with the seismic parameters presented in the Engineering Geology Investigation and Preliminary Soil Engineering Report (GeoSolutions, Inc.; December 10, 2004) and the applicable sections of the California Building Code. The project Engineering Geologist and Soils Engineer shall review the final foundation plans. If any inhabitable structures are planned within 300 feet of either of the postulated alignments of the Wilmar fault, a fault investigation by a Certified Engineering Geologist should be performed to determine the absence or presence of faulting.	Submit required documentation, comply with engineering recommendations	County of San Luis Obispo	Compliance will be verified by the County Building Division	Prior to issuance of grading and building permits
GEO/mm-10	Prior to issuance of a construction permits for development within Phase Three, including individual lot development, water tank construction, and tract road improvements, the applicant shall submit individual soil engineering	Submit required documentation, comply with engineering recommendations	County of San Luis Obispo	Compliance will be verified by the County Building Division	Prior to issuance of grading and building permits

Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
	<p>reports prepared by a Certified Engineering Geologist. The recommendations of the report shall be implemented during construction. The report shall include, but not be limited to, the following:</p> <ul style="list-style-type: none"> a. Specific recommendations for stabilization of the landslide materials, including but not limited to removal of landslide debris and replacement with engineered fill. b. A numerical slope stability analysis under seismic conditions may be necessary to verify slope stability. c. Analysis of the stability of the slopes surrounding the ponds under seismic conditions, and under the conditions that would be present in the event of seepage from the ponds. 				
WATER RESOURCES					
WAT/mm-1	<p>At the time of application for subdivision improvement plans, the applicant shall prepare a Water Master Plan for approval by the County Planning and Building Department and Health Department. The plan shall include provisions that operations of the domestic water system would be monitored in accordance with all applicable standards and regulations using a certified operator(s) to oversee well pumping, storage, distribution, maintenance of the system, and overall water quality in accordance with all State and County requirements.</p> <p>The plan shall be developed by a County-</p>	<p>Submit required documentation, incorporate Water Master Plan elements into subdivision improvement plans and individual lot development plans</p>	<p>County of San Luis Obispo</p>	<p>Compliance will be verified by the County Planning Department, in consultation with the County Division of Environmental and Resources Management; the mutual water company and homeowners association shall ensure long-term compliance</p>	<p>At the time of application for subdivision improvement plans</p>

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	<p>qualified consultant with experience specific to interior and exterior water usage for each type of approved use (e.g., the residential landscape watering section would be prepared by a landscape architect or contractor familiar with the area's vegetation to provide guidelines for residents covering water conservation techniques, and lists of ornamental drought-tolerant plants that would do well in the native soils, etc.). The program shall address all consumer-controlled water uses (e.g., landscaping, washing, showers, etc.). Once the program is developed, the plan shall also specify how this information will be disseminated to all future home builders and residents. The plan shall be administered by the mutual water company.</p> <p>The plan shall show how the initial landscaping will have low-water requirements. As applicable, at a minimum the following shall be used: (1) all common area and residential irrigation shall employ low water use techniques (e.g., soil moisture sensors, drip irrigation); (2) residential landscaping shall be limited to 1,500 square feet (maximum), with turf area limited to 20 percent of the site's total irrigated landscape area, and with remaining landscaping being drought-tolerant and having low water requirements (e.g., use of native vegetation, etc.); (3) all common area landscaping shall use no turf or other water intensive groundcover and will use ornamental native plants where feasible.</p>				

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	<p>The Master Plan shall also include a Drought Water Management Program, which shall provide guidelines on how all land uses shall be managed during “severe” drought (drought exceeding three years), including landscaping. These measures would go into effect during periods of “severe” drought. This plan shall include, but is not necessarily limited to:</p> <ul style="list-style-type: none"> a. The definition of a “severe” drought year (as defined by National Oceanic and Atmospheric Administration’s Palmer Drought Severity method or other similarly recognized methodology); b. Identification of general measures available to reduce indoor water usage for future development; c. Identification of specific measures to be applied for landscape watering; d. Determination of appropriate early triggers to determine when “severe” drought conditions exist and process for initiating additional water conservation measures for tract and future development. e. Proposed drought-management policies shall not include a “reduction or periodic cessation of agricultural irrigation”. <p>Once it is determined that a “severe” drought condition exists, restricted (drought) water usage measures shall remain in effect until it is shown satisfactorily to the County that the “severe” drought condition no longer exists.</p>				

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WAT/mm-2	At the time of application for subdivision improvement plans, the applicant shall submit revised plans showing the use of tertiary treated effluent to provide irrigation for common area landscaping in a manner consistent with the Basin Plan.	Submit required documentation and plans, including documentation of discharge permit from the RWQCB	County of San Luis Obispo	Compliance will be verified by the County Planning Department, in consultation with the County Division of Environmental and Resources Management	At the time of application for subdivision improvement plans
WAT/mm-3	<p>At the time of application for subdivision improvement plans (for common areas) or prior to permit issuance (for individual lots), the following measures shall be shown on applicable plans for landscaped and turf areas:</p> <ul style="list-style-type: none"> a. To maximize drought-tolerance and minimize water usage, warm season grasses (excludes bermuda grass) such as buffalo grass, shall be used; b. A computerized irrigation controller shall be installed that can estimate cumulative evapo-transpiration losses to establish the most efficient and effective watering regimes. c. To minimize establishment of shallow roots, the following shall be avoided on turf areas, and provided in all applicable documents (e.g., educational brochure, CC&Rs, landscape plans): close mowing, overwatering, excessive fertilization, soil compaction and accumulation of thatch, and; d. Watering times shall be programmed for longer and less frequently rather than for short periods and more frequently. 	Submit required documentation and plans, include measures in CC&Rs	County of San Luis Obispo	Compliance will be verified by the County Planning Department, in consultation with the County Division of Environmental and Resources Management; the mutual water company and homeowners association shall ensure long-term compliance	At the time of application for subdivision improvement plans

Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
WAT/mm-4	Prior to issuance of building permits for development on the proposed parcels, proposed construction plans must include indoor water conservation measures including: low water-use toilets, showerheads, and faucets; automatic shut-off devices for bathroom and kitchen faucets or installation of high efficiency toilets; and point-of-use supplemental water heater systems or circulating hot water systems in bathrooms and kitchen.	Submit required documentation and plans, include measures in CC&Rs	County of San Luis Obispo	Compliance will be verified by the County Building Division; the mutual water company and homeowners association shall ensure long-term compliance	Prior to issuance of building permits for individual lot development
WAT/mm-5	Prior to final inspection of construction permits, for structures where the pipe from the hot water heater to any faucet is greater than 20 feet in length, apply one or more of the following: 1) install a hot water pipe circulating system for entire structure; 2) install "point-of-use" water heater "boosters" near all hot water faucets (that are greater than 20 linear pipe feet from water heater), or 3) use the narrowest pipe possible (e.g., from 1" to ½" diameter). Prior to permit issuance, the measure(s) to be used shall be shown on all applicable plumbing plans.	Submit required documentation and plans, include measures in CC&Rs	County of San Luis Obispo	Compliance will be verified by the County Building Division; the mutual water company and homeowners association shall ensure long-term compliance	Prior to final inspection of construction permits
WAT/mm-6	Prior to issuance of construction permits, the applicant shall submit landscape plans for the proposed parcels that include the following outdoor conservation measures: limited irrigated landscape area of 1,500 square feet, low water-use plant materials, turf area limited to 20 percent of the site's total irrigated landscaped area, soil moisture sensors, and drip irrigation systems.	Submit required documentation and plans, include measures in CC&Rs	County of San Luis Obispo	Compliance will be verified by the County Building Division; the mutual water company and homeowners association shall ensure long-term compliance	Prior to issuance of construction permits
WAT/mm-7	Prior to issuance of construction permits, the applicant shall pay a supplemental water development fee for each residential unit as	Submit required fee	County of San Luis Obispo	Compliance will be verified by the County Planning Department	Prior to issuance of construction permits

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	required by County Ordinance.				
WAT/mm-8	At the time of application for subdivision improvement plans, plans shall show that water meters shall be installed at all wells providing water to the proposed project (potable and non-potable uses), and for each approved use/building. All common landscaped areas and structures being provided water shall install a water meter. Monthly meter readings shall be taken at all meters and evaluated for possible water loss from pipes. Should a greater than 15 percent loss of delivered water be shown (or loss amount determined appropriate by the County Environmental Health Division), the leaking pipe(s) within the development shall be identified and replaced within 60 days from when the leak is detected. The proposed mutual water company shall provide the Environmental Health Division with a yearly report that includes all of the monthly information, water loss summary, and any remedial work completed. No additional building permit or business license will be issued until any identified remedial work has been completed.	Submit required documentation and plans, submit annual reports	County of San Luis Obispo	Compliance will be verified by the County Building Planning Department in consultation with the County Division of Environmental and Resource Management	At the time of application for subdivision improvement plans
WAT/mm-9	Prior to recordation of the final map, the applicant shall submit a final drainage plan to the County Public Works Department for review and approval.	Submit required documentation and plans	County of San Luis Obispo	Compliance will be verified by the County Public Works Department in consultation with the County Planning Department	Prior to recordation of the final map
WAT/mm-10	Prior to issuance of construction permits for individual lot development, the applicant shall	Submit required documentation and	County of San Luis Obispo	Compliance will be verified by the County	Prior to issuance of construction permits

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	<p>submit landscaping plans to the County Planning and Building Department for review and approval incorporating the following measures, as feasible:</p> <ul style="list-style-type: none"> a. Bioretention cells b. Tree boxes to capture and infiltrate stormwater runoff c. Vegetated swales, buffers, and strips d. Roof leader flows directed to planter boxes and vegetated areas e. Permeable pavement features f. Impervious surface reduction and disconnection g. Soil amendments to increase infiltration rates h. Rain gardens, rain barrels, and cisterns. 	<p>plans, include measures in CC&Rs</p>		<p>Planning Department in consultation with the County Division of Environmental and Resource Management; the mutual water company and homeowners association shall ensure long-term compliance</p>	<p>for individual lot development</p>
WAT/mm-11	<p>Prior to issuance of construction permits and prior to ground disturbance for all development, the applicant shall submit a detailed sediment and erosion control plan pursuant to Land Use Ordinance Section 22.52.090 for approval, which shall address both temporary and permanent measures to control erosion and reduce sedimentation. Erosion and soil protection shall be provided on all cut and fill slopes. Revegetation shall be facilitated by mulching, hydro-seeding or other methods, and shall be initiated as soon as possible after completion of grading, and prior to the onset of the rainy season (October 15). Permanent revegetation and landscaping shall emphasize drought-tolerant perennial ground coverings, shrubs, and trees, to improve the probability of slope and soil</p>	<p>Submit required documentation and plans</p>	<p>County of San Luis Obispo</p>	<p>Compliance will be verified by the County Building Division in consultation with the County Public Works Department</p>	<p>Prior to issuance of construction permits</p>

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	<p>stabilization without adverse impacts to slope stability due to irrigation infiltration and long-term root development. If vegetation is included as the means to stabilize the soils, it shall be planted at least 30 days before the beginning of the wet season, and watered regularly to ensure adequate root establishment. Otherwise, non-vegetative means shall be employed. All plans shall show that sedimentation and erosion control measures are installed prior to any other ground disturbing work.</p>				
WAT/mm-12	<p>Prior to issuance of construction permits and prior to ground disturbance, the applicant shall prepare and submit a Notice of Intent and Stormwater Pollution Prevention Plan (SWPPP) to the Regional Water Quality Control Board (RWQCB) or State Water Resources Control Board (SWRCB) in accordance with the requirements of the State General Order related to construction projects. The SWPPP shall identify storm water 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. Compliance will be verified by the County Environmental Monitor through submission of compliance reports. A copy of the SWPPP shall be submitted to the County of San Luis Obispo for approval to show that sedimentation and erosion control measures are installed prior to any ground disturbing work.</p>	<p>Submit required plans, obtain and submit documentation of approval from SWRCB/RWQCB</p>	<p>County of San Luis Obispo, State Water Resources Control Board, Regional Water Quality Control Board</p>	<p>Compliance will be verified by the County Environmental Monitor, in consultation with the County Planning Department, and County Division of Environmental and Resource Management</p>	<p>Prior to issuance of construction permits</p>
WAT/mm-13	<p>Prior to issuance of grading permits, the applicant shall incorporate Natural Resource</p>	<p>Submit required documentation and</p>	<p>County of San Luis Obispo, Natural</p>	<p>Compliance will be verified by the County</p>	<p>Prior to issuance of grading permits</p>

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	Conservation Service (NRCS) Field Office Technical Guide (FOTG) practices into all grading, erosion, and sedimentation control plans. The NRCS or the Upper-Salinas-Los Tablas Resource Conservation District can be contacted at (805) 434-1036 for assistance in implementing FOTG practices.	plans	Resource Conservation Service	Division of Environmental and Resource Management	
WAT/mm-14	Prior to issuance of construction permits for tract improvements, the applicant shall submit plans incorporating best management practices to reduce diffuse stormwater (e.g., rip-rap or other technologies). The plan shall also demonstrate how pollutants will be removed from stormwater runoff prior to discharge into natural drainage courses. Proposed methods may include, but not be limited to, filter blankets or particulate filters. The homeowner's association shall be responsible for the long-term maintenance of stormwater management facilities and infrastructure.	Submit required documentation and plans	County of San Luis Obispo	Compliance will be verified by the County Building Division, in consultation with the County Public Works Department	Prior to issuance of construction permits for subdivision improvements
BIOLOGICAL RESOURCES					
BIO/mm-1	At the time of application for subdivision public improvement plans or grading permits, the applicant shall obtain all necessary permits, approvals, and authorizations from jurisdictional agencies. These may include, but may not be limited to: (1) ACOE Section 404 Nationwide Permit or Individual Permit for impacts to ACOE jurisdictional wetlands or other waters; (2) RWQCB Section 401 Water Quality Certification for discharges in to "Waters of the U.S." and/or "Waters of the State"; and (3) CDFG Section 1602 Streambed Alteration Agreement for	Submit required documentation verifying issued permit, authorization or waiver	County of San Luis Obispo, Army Corps of Engineers, Regional Water Quality Control Board, California Department of Fish and Game	Compliance will be verified by the County Planning Department, in consultation with the County Division of Environmental and Resource Management	At the time of application for subdivision improvement plans or grading permits

Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
	activities within the tops of banks or outer edges of riparian canopies (whichever extends furthest from the streambeds) of drainages.				
BIO/mm-2	Prior to approval of subdivision public improvement plans or grading permit issuance, the applicant shall provide funding for an environmental monitor for all measures requiring environmental mitigation to ensure compliance with County Conditions of Approval and EIR mitigation measures. The applicant shall obtain from a county-approved monitor a cost estimate, based on a county-approved work scope. The environmental monitor shall be under contract to the County of San Luis Obispo. Costs of the monitor and any county administrative fees shall be paid for by the applicant. The monitor shall be responsible for (1) ensuring that procedures for verifying compliance with environmental mitigations are followed; (2) lines of communication and reporting methods; (3) daily and weekly reporting of compliance; (4) construction crew training regarding environmentally sensitive areas; (5) authority to stop work; and (6) action to be taken in the event of non-compliance. Monitoring shall be at a frequency and duration determined by the affected natural resource agencies (e.g., ACOE, RWQCB, CDFG, USFWS, and the County of San Luis Obispo).	Retain County Environmental Monitor	County of San Luis Obispo	Compliance will be verified by the County Division of Environmental and Resource Management	Prior to approval of subdivision improvement plans or issuance of grading permits
BIO/mm-3	At the time of application for subdivision improvement plans or grading permits, all riparian and wetland areas shall be shown on all	Submit required plans including protection measures	County of San Luis Obispo	Compliance will be verified by the County Planning Department,	At the time of application for subdivision

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	<p>construction plans. The riparian/wetland areas shown on grading plans shall be based on the field data collected as part of the EIR analysis. All riparian vegetation planned for removal shall be specified on construction plans. Except for activities requiring removal of riparian trees and associated understory vegetation that are specified on construction plans, all ground disturbances and vegetation removal shall be prohibited within a 20-foot setback from the outer edge of the riparian canopy of any drainage onsite. The construction plans shall clearly show the location of sturdy construction fence that delineates allowable site access and disturbance areas. The number of access routes, size of staging areas, and the total area of the activity shall be limited to the minimum necessary to achieve the project goal.</p>			<p>in consultation with the County Division of Environmental and Resource Management; implementation shall be verified by the County Environmental Monitor</p>	<p>improvement plans or grading permits</p>
<p>BIO/mm-4</p>	<p>At the time of application for subdivision improvement plans or grading permits, the following measure shall be shown on plans: During construction, to avoid erosion and downstream sedimentation, and to reduce impacts to aquatic species, no work shall occur during the rainy season (October 15 through April 15) within 20 feet of the on-site drainages.</p>	<p>Submit required plans including protection measures</p>	<p>County of San Luis Obispo</p>	<p>Compliance will be verified by the County Planning Department, in consultation with the County Division of Environmental and Resource Management; implementation shall be verified by the County Environmental Monitor</p>	<p>At the time of application for subdivision improvement plans or grading permits</p>
<p>BIO/mm-5</p>	<p>At the time of application for subdivision improvement plans or grading permits, the following measure shall be shown on plans: During construction, equipment access and</p>	<p>Submit required plans including protection measures</p>	<p>County of San Luis Obispo</p>	<p>Compliance will be verified by the County Planning Department, in consultation with the</p>	<p>At the time of application for subdivision improvement plans</p>

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	<p>construction shall be conducted from the banks rather than from within drainages. No equipment or fill material shall be staged in or adjacent to any of the site drainages.</p>			<p>County Division of Environmental and Resource Management, implementation shall be verified by the County Environmental Monitor</p>	<p>or grading permits</p>
<p>BIO/mm-6</p>	<p>At the time of application for subdivision improvement plans or grading permits, the applicant shall submit a Riparian Habitat Revegetation and Restoration Plan. The plan shall be prepared by a qualified individual familiar with riparian vegetation and be reviewed and approved by the County. The plan shall include but not be limited to the following elements:</p> <ul style="list-style-type: none"> a. Identification of locations, amounts, size and types of plants to be replanted, as well as any other necessary components (e.g., temporary irrigation, amendments, etc.) to insure successful reestablishment. b. Quantification of impact areas and any required mitigation ratios for the impacted areas. c. A schedule and success criteria for a five year monitoring and reporting program that is structured to ensure the success of the restoration plan. d. Provide for the in-kind replacement of any native riparian trees that are removed or damaged on a 3:1 ratio (4:1 for oaks removed and 2:1 for oaks impacted). e. Provide for in-kind replacement of any 	<p>Submit required documentation and plans</p>	<p>County of San Luis Obispo</p>	<p>Compliance will be verified by the County Planning Department, in consultation with the County Division of Environmental and Resource Management; implementation shall be verified by the County Environmental Monitor</p>	<p>At the time of application for subdivision improvement plans or grading permits</p>

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	<p>native riparian understory and wetland vegetation (e.g. California blackberry, mugwort, California rose, rushes, cattails, or other species) that is removed, or damaged.</p> <p>f. Incorporate all measures recommended by jurisdictional agencies.</p> <p>Planting according to the approved revegetation plan shall be completed prior to final inspection.</p>				
BIO/mm-7	<p>Prior to final acceptance of subdivision improvements or construction permit completion, the applicant must retain a qualified biologist to conduct the five year revegetation monitoring program. The biologist shall supervise site preparation, timing, species utilized, planting installation, maintenance, monitoring, and reporting of the revegetation/ restoration efforts.</p>	<p>Retain County-approved biological revegetation monitor</p>	<p>County of San Luis Obispo</p>	<p>Compliance will be verified by the County Planning Department, in consultation with the County Division of Environmental and Resource Management; implementation shall be verified by the County Environmental Monitor</p>	<p>Prior to final acceptance of subdivision improvements or completion of construction permits</p>
BIO/mm-8	<p>If on-site mitigation for permanent loss of riparian habitat is not feasible, an off-site riparian mitigation component shall be incorporated into the Revegetation and Restoration Plan, subject to review and approval by jurisdictional agencies. Plans for off-site mitigation shall include a monitoring schedule and success criteria to ensure that any off-site restoration/enhancement efforts are successful.</p>	<p>Submit required documentation and plans approved by jurisdictional agencies</p>	<p>County of San Luis Obispo</p>	<p>Compliance will be verified by the County Planning Department, in consultation with the County Division of Environmental and Resource Management; implementation shall be verified by the County Environmental Monitor</p>	<p>Prior to final inspection of subdivision improvements or completion of construction permits</p>

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BIO/mm-9	At the time of application for subdivision improvement plans or grading permits, the applicant shall submit a final drainage plan to the County Public Works Department for review and approval. The drainage plan shall ensure that water discharges into riparian and wetland areas shall be done in a non-erosive manner. All approved drainage measures shall be installed prior to final acceptance of subdivision improvements.	Submit required documentation and plans	County of San Luis Obispo	Compliance will be verified by the County Public Works Department, in consultation with the County Planning Department; maintenance shall be ensured by the homeowners association	At the time of application for subdivision improvement plans or grading permits
BIO/mm-10	At the time of application for subdivision improvement plans or grading permits, and subsequent individual lot construction permits, all applicable plans shall clearly show stockpile and staging areas. Stockpiles and staging areas shall not be placed in areas that have potential to experience significant runoff during the rainy season. All project-related spills of hazardous materials within or adjacent to project sites shall be cleaned up immediately. Spill prevention and cleanup materials shall be on-site at all times during construction. Cleaning and refueling of equipment and vehicles shall occur only within designated staging areas. The staging areas shall conform to standard BMPs applicable to attaining zero discharge of storm water runoff. No maintenance, cleaning or fueling of equipment shall occur within wetland or riparian areas, or within 50 feet of such areas. At a minimum, all equipment and vehicles shall be checked and maintained on a daily basis to ensure proper operation and to avoid potential leaks or spills.	Submit required plans including protection measures	County of San Luis Obispo	Compliance will be verified by the County Planning Department, in consultation with the County Division of Environmental and Resource Management; implementation shall be verified by the County Environmental Monitor	At the time of application for subdivision improvement plans or grading permits, and application for permits for individual lot construction

Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
BIO/mm-11	Prior to map recordation, permanent installation of filtration devices designed to remove oil, grease, nitrogen from livestock manure, and other potential pollutants from storm water runoff shall be installed for all project storm water runoff directed to drainages within or adjacent to the project site.	Implement water pollution prevention measures, including measure in CC&Rs	County of San Luis Obispo	Compliance will be verified by the County Building Division, in consultation with the County Division of Environmental and Resource Management; long-term maintenance shall be ensured by the homeowners association	Prior to map recordation
BIO/mm-12	If surfactants or herbicides are used for restoration or residential purposes following construction, application of surfactants or herbicides shall not occur within 20 feet of riparian or wetland areas. Application of herbicides and pesticides shall be conducted in accordance to the product label and performed by an individual in possession of a valid Qualified Applicator License.	Implement water pollution prevention measures, include measure in CC&Rs	County of San Luis Obispo	Compliance will be verified by the County Planning Department; long-term compliance shall be ensured by the homeowners association	During operation of the project
BIO/mm-13	At the time of application for subdivision improvement plans or grading permits, all plans shall clearly show that any proposed livestock staging, washing, or feeding areas are located a minimum of 100 feet from on-site drainages. The applicant shall maintain 35 feet of vegetated buffers around all on-site drainages located within the vicinity of any livestock staging areas. The applicant shall maintain and promote the growth of riparian species such as willows, coyote brush, blackberry, and grasses within the buffer areas.	Submit required plans, include measure in CC&Rs	County of San Luis Obispo	Compliance will be verified by the County Planning Department, in consultation with the County Division of Environmental and Resource Management; long-term compliance shall be ensured by the homeowners association	At the time of application for subdivision improvement plans or grading permits

Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
BIO/mm-14	<p>At the time of application for subdivision improvement plans or grading permits, the applicant shall prepare an Oak Tree Inventory, Avoidance, and Protection Plan as outlined herein. The plan shall be reviewed by a County-approved arborist prior to approval of grading permits, and shall include the following items:</p> <p>a. Comprehensive Oak Tree Inventory. This shall include the following information:</p> <ol style="list-style-type: none"> 1. An inventory of all oak trees at least five inches in diameter at breast height within 50 feet of all proposed impact areas. All inventoried trees shall be shown on maps. The species, diameter at breast height, location, and condition of these trees shall be documented in data tables. 2. Identification of trees that will be retained, removed, or impacted. This information shall be shown on maps and cross-referenced to data tables described in item a. 3. The location of proposed structures, utilities, driveways, grading, retaining walls, outbuildings, community water and wastewater facilities, and impervious surfaces shall be shown on maps. The applicant shall clearly delineate the building sites/building control lines containing these features on the project plans. In addition, the plans shall include any fenced areas for 	Submit required documentation and plans, retain County-approved arborist	County of San Luis Obispo	Compliance will be verified by the County Planning Department, in consultation with the County Division of Environmental and Resource Management; implementation will be verified by the County Environmental Monitor	At the time of application for subdivision improvement plans or grading permits

Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
	<p>livestock or pets and fuel reduction areas prescribed by CAL FIRE.</p> <p>4. A landscaping plan that describes the size and species of all trees, shrubs, and lawns proposed to be planted in the project area, including the limits of irrigated areas and areas proposed for treated effluent disposal.</p> <p>5. Revised drainage patterns that are within 100 feet upslope of any existing oak trees to remain. All reasonable efforts shall be made to maintain the historic drainage patterns and flow volumes in the vicinity of these oak trees. If not feasible, the drainage plan shall clearly show which trees would be receiving more or less drainage.</p> <p>b. Oak Tree Avoidance Measures. Grading and development within proposed lots shall avoid the removal of oak trees to the maximum extent possible. Such activities shall minimize potential disturbance to oaks and their associated root zones to the maximum extent possible, within final sits plans requiring concurrence from county staff to ensure compliance with this provision.</p> <p>c. Oak Tree Protection Guidelines. Tree protection guidelines and a root protection zone shall be established and implemented for each tree to be retained that occurs within 50 feet of impact areas. The</p>				

Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
	<p>following guidelines shall be included:</p> <ol style="list-style-type: none"> 1. A qualified arborist shall determine the critical root zone for each retained tree on a case-by-case basis, based upon tree species, age, and size. This area is generally defined as 1.0 to 1.5 times its diameter at breast height. At a minimum, the critical root zone shall be the distance from the trunk to the drip line of the tree. 2. All trees to remain within 50 feet of construction or grading activities shall be marked for protection (e.g., with flagging) and their root zone fenced prior to any grading. Grading, utility trenching, compaction of soil, or placement of fill shall be avoided within these fenced areas. If grading in the root zone cannot be avoided, retaining walls shall be constructed to minimize cut and fill impacts. 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. The project arborist shall approve any work within the root protection zone. 3. Unless previously approved by the county, the following activities are not allowed within the root zone of existing or newly planted oak trees: year-round irrigation (no summer watering, unless 				

Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
	<p>“establishing” new tree or native compatible plants for up to three years); grading (includes cutting and filling of material); compaction (e.g., regular use of vehicles); placement of impermeable surfaces (e.g., pavement); disturbance of soil that impacts roots (e.g., tilling).</p> <p>4. The applicant shall minimize trimming of oak trees to remain on-site. Removal of larger lower branches should be minimized to 1) avoid making tree top heavy and more susceptible to “blow-overs”, 2) reduce having larger limb cuts that take longer to heal and are much more susceptible to disease and infestation, 3) retain wildlife habitat values associated with the lower branches, 4) retain shade to keep summer temperatures cooler (retains higher soil moisture, greater passive solar potential, provides better conditions for oak seedling volunteers) and 5) 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 percent or less is best, 25 percent maximum). If trimming is necessary, the applicant shall use a certified arborist when removing limbs. Unless a hazardous or unsafe situation exists, major trimming shall be done only during the summer months.</p>				

Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
BIO/mm-15	<p>At the time of application for subdivision improvement plans or grading permits, the applicant shall submit an Oak Tree Replacement, Monitoring, and Conservation Plan. Of those trees identified in the Oak Tree Inventory, Avoidance, and Protection Plan as being removed or impacted, 50 percent shall be replaced per county and Kuehl Bill standards. A conservation easement or monetary contribution to the Oak Woodlands Conservation Fund shall be used for the remaining mitigation.</p> <p>a. The county-approved arborist shall provide or submit approval of an oak tree replacement plan at a minimum 4:1 ratio for oak trees removed and a minimum replacement ration of 2:1 ratio for oak trees impacted (i.e., disturbance within the root zone area).</p> <p>1. Replacement oak trees shall be from regionally or locally collected seed stock grown in vertical tubes or deep one-gallon tree pots. Four-foot diameter shelters shall be placed over each oak tree to protect it from deer and other herbivores, and shall consist of 54-inch tall welded wire cattle panels (or equivalent material) and be staked using T-posts. Wire mesh baskets, at least two feet in diameter and two feet deep shall be use below ground. Planting during the warmest, driest months (June through September) shall</p>	Submit required documentation and plans	County of San Luis Obispo	Compliance will be verified by the County Planning Department, in consultation with the County Division of Environmental and Resource Management; implementation will be verified by the County Environmental Monitor	At the time of application for subdivision improvement plans or grading permits; initial revegetation shall be completed prior to final inspection

Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
	<p>be avoided. The plan shall provide a species-specific planting schedule. If planting occurs outside this time period, a landscape and irrigation plan shall be submitted prior to permit issuance and implemented upon approval by the county.</p> <p>2. Replacement oak trees shall be planted no closer than 20 feet on center and shall average no more than four planted per 2,000 square feet. Trees shall be planted in random and clustered patterns to create a natural appearance. Replacement trees shall be planted in natural appearance. As feasible, replacement trees shall be planted in a natural setting on the north side of and at the canopy/dripline edge of existing mature native oak trees; on north-facing slopes; within drainage swales (except when riparian habitat present); where topsoil is present; and away from continuously wet areas (e.g., lawns, irrigated areas, etc). Replanting areas shall be either in native topsoil or areas where native topsoil has been reapplied. A seasonally timed maintenance program, which includes regular weeding (hand removal at a minimum of once early fall and once early spring within at least a three-foot radius from the tree or installation of a staked "weed mat" or weed-free mulch) and a temporary watering program,</p>				

Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
	<p>shall be developed for all oak tree planting areas. A qualified arborist/botanist shall be retained to monitor the acquisition, installation, and maintenance of all oak trees to be replaced. Replacement trees shall be monitored and maintained by a qualified arborist/botanist for at least seven years or until the trees have successfully established as determined by the County Environmental Coordinator. Annual monitoring reports will be prepared by a qualified arborist/botanist and submitted to the County by October 15 each year. Annual monitoring reports will include specifics discussed below.</p> <p>3. The restored area shall be at a minimum equal in size to the area of oak woodlands lost or disturbed.</p>				
BIO/mm-16	<p>The applicant can mitigate the remaining 50 percent of the oak woodland impacts by one of the following ways: 1) provide for the protection of oak woodland habitat in perpetuity through acquisition or donation of a conservation easement that includes 2000 square feet per tree removed; 2) provide for funding to the California Wildlife Conservation Board to be used for the purchase of Oak Woodland Conservation Easements.</p> <p>a. Prior to approval of subdivision public improvement plans or grading permit issuance, the applicant shall record a</p>	Submit required documentation and plans	County of San Luis Obispo	Compliance will be verified by the County Planning Department, in consultation with the County Division of Environmental and Resource Management	At the time of application for subdivision improvement plans or grading permits

Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
	<p>conservation easement that protects 2000 square feet of oak woodland habitat for each tree removed in perpetuity. The conservation easement shall be controlled by a qualified conservation organization. Potential conservation organizations include but are not limited to: The Nature Conservancy, San Luis Obispo Land Conservancy, or Greenspace the Cambria Land Trust.</p> <p>If the applicant is not able to establish a conservation easement, the applicant shall provide funding to the California Wildlife Conservation Board to be used for the purchase of Oak Woodland Conservation Easements. The final funding amount shall include \$970.00 for each tree removed.</p>				
BIO/mm-17	<p>At the time of application for subdivision improvement plans or grading permits, the applicant shall submit a Special-status Plant Mitigation Plan that provides for the propagation, planting, and monitoring of Jones' mallow and club-haired mariposa lily at a 5:1 replacement ratio. The mitigation plan shall detail methods for transplanting, propagating, planting, and maintaining the special-status plant species that would be impacted. The replant area shall not be subject to vegetation management (i.e., agricultural areas or fire buffer zones) and shall not displace any sensitive native habitat. To ensure the success of any planted or transplanted individuals, the mitigation program will include monitoring and reporting guidelines.</p>	<p>Submit required documentation and plans</p>	<p>County of San Luis Obispo</p>	<p>Compliance will be verified by the County Planning Department, in consultation with the County Division of Environmental and Resource Management; implementation will be verified by the County Environmental Monitor</p>	<p>At the time of application for subdivision improvement plans or grading permits; required prior to final inspection</p>

Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
BIO/mm-18	During the initial disturbance of any natural communities or aquatic areas a qualified biological monitor shall be on-site to capture and relocate any native wildlife species (including California red-legged frog and southwestern pond turtle) that may be harmed by construction activities. The applicant is responsible to ensure that the biological monitor is approved by the appropriate agency to capture and release protected species.	Retain biological monitor approved by the County and U.S. Fish and Wildlife Service, coordinate with County and County Environmental Monitor	County of San Luis Obispo, U.S. Fish and Wildlife Service	Compliance will be verified by the County Planning Department, in consultation with the County Division of Environmental and Resource Management; implementation will be verified by the County Environmental Monitor	Prior to site disturbance
BIO/mm-19	Prior to commencement of subdivision public improvements or site grading, and subsequent individual lot construction permits, if construction activities are scheduled to occur during the typical bird nesting season (from March 1 to August 31) a qualified biologist shall be retained to conduct a pre-construction survey (approximately one week prior to construction) to determine presence/absence for tree and ground nesting birds. If no nesting activities are detected within the proposed work area, noise-producing construction activities may proceed and no further mitigation is required. If nesting activity is confirmed during pre-construction nesting surveys or at any time during the monitoring of construction activities, work activities shall be delayed within 300 feet (500 feet if raptors) of active nests until the young birds have fledged and left the nest. In addition, the results of the surveys shall be passed immediately to the CDFG and the County, possibly with recommendations for buffer zone changes, as needed, around individual nests.	Retain biological monitor, coordinate with County and County Environmental Monitor	County of San Luis Obispo	Compliance will be verified by the County Planning Department, in consultation with the County Division of Environmental and Resource Management; implementation will be verified by the County Environmental Monitor	Prior to commencement of subdivision improvements or grading

Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
	Tree removal in riparian zones shall be monitored and documented by the biological monitor regardless of time of year.				
BIO/mm-20	<p>Prior to approval of subdivision public improvements or grading permit issuance, the applicant shall coordinate with United States Fish and Wildlife Service to determine the potential for take of California red-legged frog during the proposed activities. Such coordination may result in a Section 10 Consultation (no federal nexus) or Section 7 Consultation (federal nexus) pursuant to the Federal Endangered Species Act. Formal consultation may result in issuance of a Habitat Conservation Plan or Biological Opinion both of which would provide subsequent mitigation measures that would minimize the potential for take of California red-legged frog during project activities. Subsequent mitigation measures may include but will not be limited to the following:</p> <ul style="list-style-type: none"> a. Only USFWS-approved biologists will participate in activities associated with the capture, handling, and monitoring of California red-legged frog. b. Ground disturbance will not begin until written approval is received from the USFWS that the biologist is qualified to conduct the work. c. An USFWS-approved biologist will survey the project area 48 hours before the onset of construction activities. If any life stage of the California red-legged frog is found and these individuals are likely to be killed or 	Obtain all required permits from affected jurisdictional agencies, provide documentation to County and County Environmental Monitor	County of San Luis Obispo, U.S. Fish and Wildlife Service	Compliance will be verified by the County Planning Department, in consultation with the County Division of Environmental and Resource Management	Prior to approval of subdivision improvement plans and issuance of grading permits

Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
	<p>injured by work activities, the approved biologist will be allowed sufficient time to move them from the site before work activities begin. The USFWS-approved biologist will relocate the California red-legged frog the shortest distance possible to a location that contains suitable habitat and will not be affected by the activities associated with the proposed project. The USFWS-approved biologist will maintain detailed records of any individuals that are moved (e.g., size, coloration, any distinguishing features, photographs [digital preferred]) to assist him or her in determining if trans-located animals are returning to the point of capture.</p> <p>d. Before any construction activities begin on the project, an USFWS-approved biologist will conduct a training session for all construction personnel. At a minimum, the training will include a description of the California red-legged frog and its habitat, the specific measures that are being implemented to conserve the species for the current project, and the boundaries within which the project may be accomplished. Brochures, books, and briefings may be used in the training session, provided that a qualified person is on hand to answer any questions.</p> <p>e. An USFWS-approved biologist will be present at the construction site until all California red-legged frogs have been removed, workers have been instructed,</p>				

Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
	<p>and disturbance of the habitat has been completed. After this time, the state or local sponsoring agency will designate a person to monitor on-site compliance with all minimization measures. The USFWS-approved biologist will ensure that this monitor receives the outlined training and in the identification of California red-legged frog. If the monitor or the USFWS-approved biologist recommends that work be stopped because California red-legged frog would be affected to a degree that exceeds the levels anticipated by the USFWS during the review of the proposed action, they will notify the project superintendent immediately. The superintendent will either resolve the situation by eliminating the effect immediately or require that all actions that are causing these effects be halted. If work is stopped, the USFWS will be notified as soon as is reasonably possible.</p> <p>f. During construction activities, all trash that may attract predators shall be properly contained, removed from the work site, and disposed of regularly. Following construction, all trash and construction debris shall be removed from work areas.</p> <p>g. Habitat contours will be returned to their original configuration at the end of the project activities. This measure will be implemented in all areas disturbed by activities associated with the project, unless the USFWS determine that it is not feasible or modification of original contours would</p>				

Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
	<p>not benefit the California red-legged frog.</p> <p>h. The number of access routes, size of staging areas, and the total area of activity will be limited to the minimum necessary to achieve the project goal. Environmentally Sensitive Areas will be established to confine access routes and construction areas to the minimum area necessary to complete construction, and minimize the impact to California red-legged frog habitat; this goal includes locating access routes and construction areas outside of wetlands and riparian areas to the maximum extent practicable.</p> <p>i. The applicant will coordinate with the environmental monitor in an effort to schedule work activities for times of the year when impacts to the California red-legged frog would be minimal. For example, work that would affect large pools that may support breeding would be avoided, to the maximum degree practicable, during the breeding season (November through May). Isolated pools that are important to maintain California red-legged frog through the driest portions of the year would be avoided, to the maximum degree practicable, during the late summer and early fall. Habitat assessments, surveys, and informal consultation between the USFWS during project planning shall be used to assist in scheduling work activities to avoid sensitive habitats during key times of year.</p> <p>j. To control sedimentation during and after</p>				

Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
	<p>project implementation, the applicant will implement best management practices (BMPs) outlined in any authorizations or permits, issued under the authorities of the Clean Water Act that it receives for the project. If BMPs are ineffective, the applicant will attempt to remedy the situation immediately, in consultation with the USFWS.</p> <p>k. If a work site is to be temporarily dewatered by pumping, intakes will be completely screened with wire mesh not larger than 0.2 inch to prevent California red-legged frogs from entering the pump system. Water will be released or pumped downstream at an appropriate rate to maintain downstream flows during construction. The methods and materials used in any dewatering will be determined by the USFWS on a site-specific basis. Upon completion of construction activities, any diversions or barriers to flow will be removed in a manner that would allow flow to resume with the least disturbance to the substrate. Alteration of the streambed will be minimized to the maximum extent possible; any imported material will be removed from the streambed upon completion of the project.</p> <p>l. During construction, water will not be impounded in a manner that may attract California red-legged frogs to the project area.</p> <p>m. An USFWS-approved biologist will permanently remove any individuals of</p>				

Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
	<p>exotic species, such as bullfrogs (<i>Rana catesbeiana</i>), crayfish, and centrarchid fishes from the project area, to the maximum extent possible. The USFWS-approved biologist will be responsible for ensuring his or her activities are in compliance with the California Fish and Game Code.</p>				
BIO/mm-21	<p>At the time of application for subdivision improvement plans or grading permits, the applicant shall show on all applicable plans a 35-foot vegetated buffer between replacement vineyard areas and mapped jurisdictional areas (i.e., wetlands, waters of the U.S.). All agricultural practices including but not limited to road construction, vegetation removal, mowing, storage, and spraying shall be prohibited within the 35-foot buffer area. The applicant shall maintain and promote the growth of riparian species such as willows, coyote brush, blackberry, and grasses within the buffer areas.</p>	<p>Submit required plans, include measure in CC&Rs</p>	<p>County of San Luis Obispo</p>	<p>Compliance will be verified by the County Planning Department, in consultation with the County Division of Environmental and Resource Management; implementation will be verified by the County Environmental Monitor, long-term compliance shall be ensured by the homeowners association</p>	<p>At the time of application for subdivision improvement plans or grading permits</p>
BIO/mm-22	<p>Prior to issuance of permits, the applicant shall retain a qualified biologist to conduct botanical surveys of all areas proposed for structural or trail improvements. The botanical surveys shall be conducted in accordance to the <i>California Department of Fish and Game Guidelines for Assessing the Effects of Proposed Projects on Rare, Threatened, and Endangered Plants and Natural Communities</i>.</p>	<p>Retain County-approved biologist, submit required documentation</p>	<p>County of San Luis Obispo</p>	<p>Compliance will be verified by the County Planning Department, in consultation with the County Division of Environmental and Resource Management</p>	<p>Upon application for permits for the future dude ranch</p>

Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
BIO/mm-23	If special-status plant species or sensitive habitats are identified during the botanical surveys, the applicant shall show on the project plans that all improvements would avoid the rare plant occurrences. If avoidance is not feasible, the applicant shall receive authorization from the appropriate agencies to impact the individuals observed; and, in coordination with the agency prepare any required mitigation plans.	Submit required documentation and plans, consult with resource agencies	County of San Luis Obispo, California Department of Fish and Game	Compliance will be verified by the County Planning Department, in consultation with the County Division of Environmental and Resource Management	Upon application for permits for the future dude ranch
BIO/mm-24	Prior to approval of subdivision public improvement plans or grading permit issuance, the proposed open space easement for lot 106 shall include language prohibiting any future agricultural, grazing, residential, or commercial use of the areas that are outside of the proposed 7.7-acre dude ranch area. The easement shall include strict limitations on the development of recreational trails (e.g. width, location, slope), and the development of a habitat restoration plan that focuses on rehabilitating the oak woodland, coastal scrub, and perennial bunch grass communities within the open space area. The easement shall protect the natural plant communities within the open space area in perpetuity.	Submit required documentation and plans	County of San Luis Obispo	Compliance will be verified by the County Planning Department, in consultation with the County Division of Environmental and Resource Management	Prior to approval of subdivision improvement plans or issuance of grading permits
PALEONTOLOGICAL RESOURCES					
PR/mm-1	Prior to issuance of construction permits, the applicant shall submit for the review and approval of the Environmental Coordinator, a detailed research design for a Paleontological Monitoring & Recovery Plan (PMRP). The PMRP shall be consistent with the <i>Paleontological Assessment and Mitigation Plan</i>	Submit required documentation and plans, retain County-approved paleontological monitor	County of San Luis Obispo	Compliance will be verified by the County Planning Department, in consultation with the County Division of Environmental and Resource	Prior to issuance of construction permits

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	<p>for the Laetitia Agricultural Cluster San Luis Obispo County, California (Cogstone Resource Management, Inc.; October 2006) and shall be prepared by a qualified paleontologist approved by the Environmental Coordinator. The PMRP program shall include the following at minimum:</p> <ul style="list-style-type: none"> a. List of personnel involved in the monitoring activities; b. Clear identification of what portions of the project (e.g. phases, areas of the site, types of activities); c. Description of how the monitoring shall occur; d. Description of frequency of monitoring (e.g. full-time, part time, spot checking); e. Description of what resources are expected to be encountered; f. Description of circumstances that would result in the "work diversion" at the project site; g. Description of procedures for diverting work on the site and notification procedures; h. Description of monitoring reporting procedures. i. Disposition of collected materials; j. Proposed analysis of results of data recovery and collected materials, including timeline of final analysis results. 			<p>Management; implementation will be verified by the County Paleontological Monitor</p>	
PR/mm-2	<p>During ground disturbing construction activities, the applicant shall implement the PMRP measures as delineated in the PMRP.</p>	<p>Implement Paleontological Monitoring & Recovery Plan</p>	<p>County of San Luis Obispo</p>	<p>Compliance will be verified by the County Planning Department, in consultation with the</p>	<p>During ground disturbance</p>

Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
				County Division of Environmental and Resource Management; implementation will be verified by the County Paleontological Monitor	
PR/mm-3	Upon completion of all monitoring/mitigation activities, and prior to occupancy or final inspection, whichever occurs first, the consulting paleontologist shall submit a report to the Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met and include analysis of all discoveries per the PMRP. If the analysis included in the PMRP program is not complete by the time final inspection or occupancy will occur, the applicant shall provide to the Environmental Coordinator, proof of obligation to complete the required analysis.	Submit required documentation pursuant to the Paleontological Monitoring & Recovery Plan	County of San Luis Obispo	Compliance will be verified by the County Planning Department, in consultation with the County Division of Environmental and Resource Management; implementation will be verified by the County Paleontological Monitor	Upon completion of monitoring activities, and prior to occupancy or final inspection
ARCHAEOLOGICAL RESOURCES					
AR/mm-1	At the time of application for subdivision improvement plans or grading permits, the applicant shall submit a revised plan showing elimination of lots 13, 14, 68, and 69. The applicant shall delineate archaeological sites SLO-1317, SLO-2522, SLO-2526, and SLO-2528 as Environmentally Sensitive Areas (ESA)s on	Submit required documentation and plans	County of San Luis Obispo	Compliance will be verified by the County Planning Department, in consultation with the County Division of Environmental and Resource	At the time of application for subdivision improvement plans or grading permits

Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
	<p>the project plans. ESAs shall be specified in the open space easement as applicable, to ensure full protection, and shall not include a reference to archaeological resources. All new development including proposed replacement vineyards shall be located outside the designated ESAs. ESAs that are within fifty feet of construction or grading activities shall be marked for protection (e.g., with flagging) and the limits of the sensitive area shall be fenced prior to any grading.</p>			<p>Management</p>	
<p>AR/mm-2</p>	<p>At the time of application for subdivision improvement plans or grading permits, the applicant shall delineate the archaeological sites SLO-2523 and SLO-2527 as ESAs on the project plans, and shall show clean, sterile fill placed over the central shell loci of the ESA. A layer of other conspicuous material (e.g., fill of a noticeable different color and texture than native soil) shall be placed over the native soil prior to placement of the fill material. Only sufficient fill shall be placed over the site so as to allow native soils to remain undisturbed (e.g., 18 inches for footings, 6-8 inches for driveway, parking areas, and road construction).</p>	<p>Submit required documentation and plans</p>	<p>County of San Luis Obispo</p>	<p>Compliance will be verified by the County Planning Department, in consultation with the County Division of Environmental and Resource Management</p>	<p>At the time of application for subdivision improvement plans or grading permits</p>
<p>AR/mm-3</p>	<p>At the time of application for subdivision improvement plans or grading permits, the applicant shall submit to the Environmental Coordinator (and possibly subject to peer review) for the review and approval, a detailed research design for a Phase III (data recovery) archaeological investigation for SLO-2523, SLO-2524, SLO-2525, and SLO-2527. The Phase III program shall be prepared by a subsurface</p>	<p>Submit required documentation and plans, retain County-approved Archaeological Monitor</p>	<p>County of San Luis Obispo</p>	<p>Compliance will be verified by the County Planning Department, in consultation with the County Division of Environmental and Resource Management; implementation shall</p>	<p>At the time of application for subdivision improvement plans or grading permits</p>

Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
	<p>qualified archaeologist approved by the Environmental Coordinator. The consulting archaeologist responsible for the Phase III program shall be provided with a copy of the archaeological investigations prepared as part of the Laetitia Agricultural Cluster Tract Map and Conditional Use Permit EIR (Gibson, November 2006; Gibson, April 2007; Gibson, June 2007). The Phase III program shall include, but not be limited to, the following:</p> <ul style="list-style-type: none"> a. Standard archaeological data recovery practices; b. Recommendation of sample size adequate to mitigate for impacts to archaeological site, including basis and justification of the recommended sample size. Sample size should be ten percent of the volume of disturbed area. If a lesser sample size is recommended, supporting information shall be presented that justifies the smaller sample size. c. Identification of location of sample sites/test units; d. Detailed description of sampling techniques and material recovery procedures (e.g. how sample is to be excavated, how the material will be screened, screen size, how material will be collected); e. Disposition of collected materials; f. Proposed analysis of results of data recovery and collected materials, including timeline of final analysis results; 			<p>be verified by the County-approved Archaeological Monitor</p>	

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	<p>g. List of personnel involved in sampling and analysis.</p> <p>Once approved, these measures shall be shown on all applicable plans and implemented during construction.</p>				
AR/mm-4	<p>Prior to approval of subdivision public improvement plans or grading permit issuance, the applicant shall submit to the Environmental Coordinator, a letter from the consulting archaeologist indicating that all necessary field work as identified in the Phase III program for SLO-2523, SLO-2524, and SLO-2525 has been completed.</p>	<p>Submit required documentation</p>	<p>County of San Luis Obispo</p>	<p>Compliance will be verified by the County Planning Department, in consultation with the County Division of Environmental and Resource Management; implementation shall be verified by the County-approved Archaeological Monitor</p>	<p>Prior to approval of subdivision improvement plans or issuance of grading permits</p>
AR/mm-5	<p>At the time of application for subdivision improvement plans or grading permits for subdivision improvement plans and individual lot development, the applicant shall submit a monitoring plan, prepared by a subsurface-qualified archaeologist, for the review and approval by the Environmental Coordinator. The monitoring plan shall be applicable to all phases of development, and shall include at a minimum:</p> <p>a. List of personnel involved in the monitoring activities;</p> <p>b. Description of how the monitoring shall occur;</p> <p>c. Description of frequency of monitoring (e.g.</p>	<p>Submit required documentation</p>	<p>County of San Luis Obispo</p>	<p>Compliance will be verified by the County Planning Department, in consultation with the County Division of Environmental and Resource Management; implementation shall be verified by the County-approved Archaeological Monitor</p>	<p>At the time of application for subdivision improvement plans or grading permits</p>

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	full-time, part time, spot checking); d. Description of what resources are expected to be encountered; e. Description of circumstances that would result in the halting of work at the project site (e.g., clear definition of what is considered "significant" archaeological resources?); f. Description of procedures for halting work on the site and notification procedures; and, g. Description of monitoring reporting procedures.				
AR/mm-6	During all ground disturbing construction activities for subdivision improvements and individual lot development, the applicant shall retain a qualified archaeologist (approved by the Environmental Coordinator) and Native American to monitor all earth disturbing activities, per the approved monitoring plan. If any significant archaeological resources or human remains are found during monitoring, work shall stop within an area to be determined by the County-qualified archaeologist until such time as the resource can be evaluated by an archaeologist and any other appropriate individuals. The applicant shall implement any follow-up mitigation as required by the Environmental Coordinator.	Submit required documentation, comply with recommendations provided by County-approved Archaeological Monitor	County of San Luis Obispo	Compliance will be verified by the County Planning Department, in consultation with the County Division of Environmental and Resource Management; implementation shall be verified by the County-approved Archaeological Monitor	During all ground disturbance for subdivision improvements and individual lot development
AR/mm-7	Upon completion of all monitoring/mitigation activities under the purview of the County-qualified archaeologist, and prior to final inspection of subdivision improvements for each phase, and individual lot development, per the approved monitoring plan, the County-qualified	Submit required documentation	County of San Luis Obispo	Compliance will be verified by the County Planning Department, in consultation with the County Division of Environmental and	Upon completion of all monitoring activities

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	archaeologist shall submit a Final Archaeological Monitoring Report to the Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been implemented. If the analysis included in the Phase III program is not complete by the time of final inspection of each phase of tract improvements, the applicant shall provide to the Environmental Coordinator, proof of obligation to complete the required analysis and submit with the Final Archaeological Monitoring Report.			Resource Management; implementation shall be verified by the County-approved Archaeological Monitor	
AR/mm-8	Prior to approval of subdivision public improvement plans, the applicant shall show on applicable construction plans the relocation of the proposed effluent disposal area outside of known archaeological sites.	Submit required documentation and plans	County of San Luis Obispo	Compliance will be verified by the County Planning Department, in consultation with the County Division of Environmental and Resource Management	Prior to approval of subdivision improvement plans
AR/mm-9	Prior to commencement of subdivision public improvements or site grading for subdivision improvements and individual lot development, the construction foreman, project manager(s), and all construction workers associated with the proposed project shall participate in a archaeological resources training to be conducted by the County-qualified archaeological monitor. The training shall focus on the significance of cultural resources and the legal consequences of looting, disturbing, or destroying these resources. A declaration confirming the training's occurrence shall be prepared by the monitor and signed by all	Submit required documentation and plans, comply with approved archaeological resources monitoring plan	County of San Luis Obispo	Compliance will be verified by the County Planning Department, in consultation with the County Division of Environmental and Resource Management; implementation shall be verified by the County-approved Archaeological Monitor	Prior to commencement of subdivision improvements or site grading for subdivision improvements and individual lot development

Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
	persons in attendance. This signed declaration shall be submitted as part of the Final Archaeological Monitoring Report for each phase of subdivision improvements, and upon completion of applicable individual lot development, per the approved monitoring plan.				
AR/mm-10	During construction activities and for the life of the project, in the event of discovered looting or disturbance of resources, all responsible parties shall be reported to the appropriate jurisdiction and local authorities for legal action pursuant to the approved archaeological resources monitoring plan.	Comply with approved archaeological monitoring plan, including measure in CC&Rs	County of San Luis Obispo (during construction); homeowners association (for the life of project)	Compliance will be verified by the County Planning Department, in consultation with the County Division of Environmental and Resource Management; implementation shall be verified by the County-approved Archaeological Monitor	During construction activities and for the life of the project
AR/mm-11	For the life of the project, unauthorized collecting of artifacts, and other activities that could destroy or damage archaeological or cultural sites shall be prohibited. Notice shall be provided to all occupants and employees to discourage these types of activities and warn of violations and imposed fines. This measure shall be listed in the Conditions, Covenants, and Restrictions (CC&Rs) and Agriculture Management Plan for the project.	Include measure in CC&Rs	County of San Luis Obispo; homeowners association	Compliance will be verified by the County Planning Department, in consultation with the County Division of Environmental and Resource Management	Upon review of CC&Rs, for the life of the project
HISTORIC RESOURCES					
HR/mm-1	Prior to issuance of construction permits for the proposed ranch headquarters, a Historic American Buildings Survey (HABS) Level II comparable recordation shall be prepared and	Submit required documentation	County of San Luis Obispo	Compliance will be verified by the County Planning Department, in consultation with the	Prior to issuance of construction permits for ranch headquarters

Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
	<p>submitted to the County Environmental Coordinator for review and approval. The HABS report shall be completed by an architectural historian or historic preservation consultant that meets the Secretary of the Interior's Professional Qualification Standards for History, Architectural History, or Historic Preservation. The report shall incorporate data provided in the <i>Laetitia Agricultural Cluster Tract Map and Conditional Use Permit Project Historical Resources Evaluation Report</i> (Greenwood and Associates; October 2006), and shall include the following:</p> <ul style="list-style-type: none"> a. Documentation of historical and architectural significance in the context of its relationship to the surrounding environment; b. Documentation of historic and current conditions through site plans, historic maps and photographs, published accounts, descriptive text, and large format photographs in accordance with the Secretary of Interiors Standards and Guidelines for Architectural and Engineering Documentation. c. Archival copies of the report shall be submitted to the California Office of Historic Preservation and the San Luis Obispo County Historical Society. Non-archival copies shall be submitted to the South County Historical Society and the San Luis Obispo City-County Library. 			County Division of Environmental and Resource Management	
HR/mm-2	Prior to issuance of construction permits for the ranch headquarters, the applicant shall submit a	Submit required documentation and	County of San Luis Obispo	Compliance will be verified by the County	Prior to issuance of construction permits

Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
	<p>revised site plan consistent with the following:</p> <ul style="list-style-type: none"> a. Preservation of House 1, the Implement Shed and Shop, Stock Barn, cistern, and mature trees (as currently proposed); b. Preservation of one additional building of historical significance, and one additional historical structure; c. The hillsides surrounding the ranch complex shall be maintained in their natural state, and all mature trees on site (with the exception of the walnut orchard) shall be retained; d. The landscape plan shall incorporate tree species currently present onsite including English and/or black walnut trees that would replace in kind trees removed for the project; and, e. Relocation of historical resources, if moved within close proximity to their original location, can retain their integrity and relevance provided the new location maintains the physical context of a historic district. 	plans		Planning Department, in consultation with the County Division of Environmental and Resource Management	for ranch headquarters
HR/mm-3	Prior to issuance of construction permits for the ranch headquarters and removal of historic structures and features, pursuant to the approved revised site plan, a qualified historic preservation consultant shall inventory significant architectural elements. Items shall be itemized and photographed. Items shall be salvaged and incorporated into the design of the proposed ranch headquarters to the maximum extent	Submit required documentation	County of San Luis Obispo	Compliance will be verified by the County Planning Department, in consultation with the County Division of Environmental and Resource Management	Prior to issuance of construction permits for ranch headquarters

Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
	feasible. Salvaged items not used in the ranch headquarters shall be offered for curation to local and county historical societies or disposed of in accordance with County surplus procedures.				
HR/mm-4	Prior to issuance of construction permits for the ranch headquarters, the applicant shall submit a Preservation Plan prepared by a qualified historic preservation consultant, which includes all remaining elements of the Campodonico Ranch Complex. All remaining structures shall be secured against weather and deterioration-related to neglect. In addition, all buildings, structures, mature trees, and landscape features to remain that contribute to the potential Campodonico Ranch Historic District shall be maintained, repaired, and/or modified in accordance with The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation Historic Buildings.	Submit required documentation	County of San Luis Obispo	Compliance will be verified by the County Planning Department, in consultation with the County Division of Environmental and Resource Management	Prior to issuance of construction permits for ranch headquarters
AGRICULTURAL RESOURCES					
AG/mm-1	Prior to transfer of the parcels created by this subdivision, the applicant shall disclose to prospective buyers, of all parcels created by this proposal, the consequences of existing and potential intensive agricultural operations on adjacent parcels including, but not limited to: dust, noise, odors and agricultural chemicals and the county's Right to Farm ordinance currently in effect at the time said deed(s) are recorded.	Provide agriculture disclosure documents to prospective buyers, include measure in CC&Rs	County of San Luis Obispo	Compliance will be verified by the County Planning Department	Prior to transfer of parcels
AG/mm-2	Prior to issuance of construction permits for individual lot development, plans shall show that existing trees and vegetation located between residential building envelopes and agricultural	Submit required plans, include measure in CC&Rs	County of San Luis Obispo	Compliance will be verified by the County Planning Department	Prior to issuance of construction permits for individual lot development

Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
	areas shall be retained.				
AG/mm-3	Prior to final acceptance of subdivision improvements, the applicant shall install no-climb fencing along the perimeter of existing and proposed vineyards, at the interface between residential uses, ranch headquarters, equestrian facility, and residential access roads.	Install required exclusionary fencing, include measure in CC&Rs	County of San Luis Obispo	Compliance will be verified by the County Planning Department	Prior to final acceptance of subdivision improvements
AG/mm-4	At the time of application for subdivision improvement plans, the applicant shall identify additional areas for treated effluent disposal, pursuant to Regional Water Quality Control Board review and approval. Alternative areas may include, but not be limited to: vineyards, orchards, and grazing land; and, common landscape areas.	Submit required documentation and plans, upon approval by the Regional Water Quality Control Board	County of San Luis Obispo, Regional Water Quality Control Board	Compliance will be verified by the County Planning Department, in consultation with the County Division of Environmental and Resource Management and Regional Water Quality Control Board	At the time of application for subdivision improvement plans
TRANSPORTATION AND CIRCULATION					
TR/mm-1	<p>Upon submittal of subdivision improvement plans, the applicant shall submit plans to the County Department of Public Works and Caltrans for a traffic signal and westbound left-turn pocket at the intersection of Highway 101 Southbound Ramps/Los Berros Road. The applicant shall construct and implement the alternative improvements under a Caltrans encroachment permit or Project Study Report. No occupancy shall occur until all improvements are completed.</p> <p>As these improvements would occur within Caltrans jurisdiction, only an encroachment permit from Caltrans would be required if the cost of the improvements is less than three million</p>	Submit required plans, obtain necessary approvals from Caltrans and County Department of Public Works, implement improvements	County of San Luis Obispo, California Department of Transportation	Compliance will be verified by the County Planning Department, in consultation with the County Public Works Department and California Department of Transportation	Upon submittal of subdivision improvement plans; implementation prior to occupancy

Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
	dollars. A Project Study Report and associated approval from Caltrans would be required if the cost of the improvement exceeds three million dollars.				
TR/mm-2	<p>Upon submittal of subdivision improvement plans, the applicant shall submit plans to the County Department of Public Works and Caltrans for a traffic signal and eastbound left-turn pocket at the intersection of Highway 101 Northbound Ramps/North Thompson Road. The applicant shall construct and implement the alternative improvements under a Caltrans encroachment permit or Project Study Report. No occupancy shall occur until all improvements are completed.</p> <p>As these improvements would occur within Caltrans jurisdiction, only an encroachment permit from Caltrans would be required if the cost of the improvements is less than three million dollars. A Project Study Report and associated approval from Caltrans would be required if the cost of the improvement exceeds three million dollars.</p>	Submit required plans, obtain necessary approvals from Caltrans and County Department of Public Works, implement improvements	County of San Luis Obispo, California Department of Transportation	Compliance will be verified by the County Planning Department, in consultation with the County Public Works Department and California Department of Transportation	Upon submittal of subdivision improvement plans; implementation prior to occupancy
TR/mm-3	Upon approval of subdivision improvement plans, the applicant shall submit plans to the County Department of Public Works showing installation of a left turn channelization lane at the North Thompson Road/Sheehy Road intersection. The channelization lane shall be implemented prior to final inspection of tract improvements.	Submit required plans, obtain necessary approvals from the County Department of Public Works, implement improvements	County of San Luis Obispo	Compliance will be verified by the County Planning Department, in consultation with the County Public Works Department	Upon submittal of subdivision improvement plans; implementation prior to final inspection of tract improvements
TR/mm-4	Upon approval of subdivision improvement plans, the applicant shall submit plans to the County Department of Public Works showing installation of a stop sign and stop bar striping on the	Submit required plans, obtain necessary approvals from the County	County of San Luis Obispo	Compliance will be verified by the County Planning Department, in consultation with the	Upon submittal of subdivision improvement plans; implementation prior

Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
	Sheehy Road approach. The stop sign and associated striping shall be implemented prior to final inspection of tract improvements.	Department of Public Works, implement improvements		County Public Works Department	to final inspection of tract improvements
TR/mm-5	Upon submittal of subdivision improvement plans, the applicant shall submit plans to the County Department of Public Works and Caltrans to lengthen the deceleration lane at the southbound and northbound off-ramps by 50 feet and lengthen the northbound on-ramp merge acceleration lane by 25 feet. The applicant shall construct and implement the improvements under a Caltrans encroachment permit or Project Study Report, as determined by Caltrans. No occupancy shall occur until all improvements are completed.	Submit required plans, obtain necessary approvals from Caltrans and County Department of Public Works, implement improvements	County of San Luis Obispo, California Department of Transportation	Compliance will be verified by the County Planning Department, in consultation with the County Public Works Department and California Department of Transportation	Upon submittal of subdivision improvement plans; implementation prior to occupancy
TR/mm-6	Prior to approval of subdivision improvement plans, the project applicant shall submit a pedestrian circulation plan for review and approval by the County Department of Public Works and Department of Planning and Building. The applicant shall construct any pedestrian improvements called for in the plan. This plan should, to the maximum extent feasible, use existing ranch roads as pedestrian paths connecting the residential clusters with the ranch headquarters/homeowners association facilities and equestrian facilities, and other residential clusters. Appropriate signage should be included on the plan to notify drivers of pedestrians sharing the roadway. Due to the rural character of the site and the expected low pedestrian volumes, sidewalks are not appropriate throughout the residential and agricultural	Submit required plans, obtain necessary approvals from the County Department of Public Works, implement improvements	County of San Luis Obispo	Compliance will be verified by the County Planning Department, in consultation with the County Public Works Department	Prior to approval of subdivision improvement plans; implementation prior to final inspection of tract improvements

Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
	portions of the site.				
TR/mm-7	<p>Prior to the issuance of building permits, the project applicant shall submit a bicycle circulation plan for review and approval by the County Department of Public Works, Department of Planning and Building, and Parks Division. The applicant shall construct any bicycle improvements called for in the plan. This plan should, to the maximum extent feasible, use existing ranch roads as bicycle paths connecting the residential clusters with the ranch headquarters/homeowners association facilities and equestrian facilities, and other residential clusters. The plan should provide clear connections to the proposed multi-use trails and appropriate traffic control devices at street crossing locations. Due to the rural character of the site, hilly terrain, and the expected low bicycle volumes, on-street Class II bike lanes are not appropriate throughout the residential and agricultural portions of the site.</p> <p>The project applicant shall provide a bicycle rack capable of storing a minimum of five bicycles at the ranch headquarters/homeowners association facility to encourage internal site trips via bicycle.</p>	Submit required plans, obtain necessary approvals from the County Department of Public Works and Parks Division, implement improvements	County of San Luis Obispo	Compliance will be verified by the County Planning Department, in consultation with the County Public Works Department and Parks Division	Prior to issuance of building permits; implementation prior to final inspection of tract improvements
TR/mm-8	Prior to approval of subdivision improvement plans, the applicant shall submit road improvement plans to the County Department of Public Works for review, showing the improvement of the shoulders in conformance with County Standard A-1(f) along Sheehy Road. The road improvement plans shall be	Submit required plans, obtain necessary approvals from the County Department of Public Works, implement improvements	County of San Luis Obispo	Compliance will be verified by the County Planning Department, in consultation with the County Public Works Department	Prior to approval of subdivision improvement plans; implementation prior to final inspection of tract improvements

Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
	implemented prior to final inspection of tract improvements.				
TR/mm-9	Prior to approval of subdivision improvement plans, the applicant shall submit road improvement plans to the County Department of Public Works for review, showing roadway improvements in conformance with County Standard A-1(f) along North Dana Foothill Road. Funding for these improvements is not secured. Therefore, it will be necessary for the project applicant to fund and construct the improvement. No occupancy shall occur until all improvements are completed.	Submit required plans, obtain necessary approvals from the County Department of Public Works, implement improvements	County of San Luis Obispo	Compliance will be verified by the County Planning Department, in consultation with the County Public Works Department	Prior to approval of subdivision improvement plans; implementation prior to final inspection of tract improvements
TR/mm-10	Prior to approval of subdivision improvement plans, the applicant shall submit road improvement plans to the County Department of Public Works for review showing roadway improvements in conformance with County Standard A-1(f) along Upper Los Berros Road. In addition, the unpaved sections of Los Berros Road up to the proposed Dude Ranch access point shall be paved in accordance with County standards. No occupancy shall occur until all improvements are completed.	Submit required plans, obtain necessary approvals from the County Department of Public Works, implement improvements	County of San Luis Obispo	Compliance will be verified by the County Planning Department, in consultation with the County Public Works Department	Prior to approval of subdivision improvement plans; implementation prior to final inspection of tract improvements
TR/mm-11	Prior to approval of subdivision improvement plans, the applicant shall submit a revised site plan showing the proposed access control at Laetitia Vineyard Drive for County Department of Planning and Building and California Department of Forestry and Fire Protection (CAL FIRE) review and approval. This site plan shall detail the features to be installed that will allow emergency access while limiting typical residential traffic. Potential access control	Submit required plans, obtain necessary approvals from the County Department of Public Works and CAL FIRE, implement improvements	County of San Luis Obispo	Compliance will be verified by the County Planning Department, in consultation with the County Public Works Department, and CAL FIRE	Prior to approval of subdivision improvement plans; implementation prior to occupancy

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	measures could include, but not be limited to, a gate controlled by opticom transmitters and detectors, and signage. No occupancy shall occur until all improvements are completed.				
TR/mm-12	Prior to the issuance of building permits, the applicant shall ensure that sight distances at all on-site intersections and driveways, including street access from Upper Los Berros Road, conform to the standards set forth in the Caltrans Highway Design Manual.	Submit required plans, obtain necessary approvals from the County Department of Public Works, implement improvements	County of San Luis Obispo	Compliance will be verified by the County Planning Department, in consultation with the County Public Works Department	Prior to issuance of building permits
TR/mm-13	Prior to the approval of subdivision improvement plans, the project applicant shall submit a revised site plan to the County for review and approval showing the proposed size of the recreational facilities by use and the associated parking. The applicant shall construct the parking as shown in the approved site plan.	Submit required plans	County of San Luis Obispo	Compliance will be verified by the County Planning Department	Prior to approval of subdivision improvement plans
AIR QUALITY					
AQ/mm-1	<p>Prior to approval of subdivision improvement plans or grading permits, and subsequent individual lot construction permits, applicable plans shall show the following measures. During construction of all phases of development, and individual lot development, the applicants shall:</p> <ul style="list-style-type: none"> a. Maintain records showing that all construction equipment is in proper tune according to manufacturer's specifications. b. Fuel all off-road and portable diesel powered equipment with ultra-low sulfur diesel fuel (15 ppm sulfur limit). This includes but is not limited to bulldozers, 	Submit plans including required air quality mitigation measures, implement measures during construction	County of San Luis Obispo, Air Pollution Control District	Compliance will be verified by the County Planning Department in consultation with the County Air Pollution Control District	Prior to approval of subdivision improvement plans or grading plans, and issuance of individual lot construction permits

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	<p>graders, cranes, loaders, scrapers, backhoes, generator sets, compressors and auxiliary power units. Use a biodiesel blend of ten percent or greater to minimize Diesel Particulate Matter (DPM), which is a recognized carcinogen.</p> <p>c. Wherever possible, use electrical or clean-fuel equipment (e.g., propane powered fork lifts).</p> <p>d. Maximize to the extent feasible use of diesel construction equipment meeting the CARB's 1996 or newer certification standard for off-road heavy-duty diesel engines.</p> <p>e. Install diesel oxidation catalysts (DOC), catalyzed diesel particulate filters (CDPF) or other District approved emission reduction retrofit devices. Determination of the appropriate control devices for the project must be performed in consultation with APCD staff, a minimum of eight weeks prior to construction to allow adequate time for device procurement and installation.</p>				
AQ/mm-2	<p>Prior to approval of subdivision improvement plans or grading permits, and subsequent individual lot construction permits, if it is determined that portable engines and portable equipment will be utilized, the contractor shall contact the SLOAPCD and obtain a Permit to Operate. This equipment shall be registered in the statewide portable equipment registration program. Contact APCD Engineering Department at 781-5912.</p>	<p>Obtain necessary permits and approvals from the Air Pollution Control District</p>	<p>County of San Luis Obispo, Air Pollution Control District</p>	<p>Compliance will be verified by the County Planning Department in consultation with the County Air Pollution Control District</p>	<p>Prior to approval of subdivision improvement plans or grading plans, and issuance of individual lot construction permits</p>
AQ/mm-3	<p>Prior to approval of subdivision improvement plans or issuance of grading permits, and</p>	<p>Submit required plan, obtain necessary</p>	<p>County of San Luis Obispo, Air Pollution</p>	<p>Compliance will be verified by the County</p>	<p>Prior to approval of subdivision</p>

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	<p>subsequent individual lot construction permits, a Dust Control Plan shall be prepared and submitted to the APCD for approval prior to commencement of construction activities. The Dust Control Plan shall:</p> <ul style="list-style-type: none"> a. Use APCD approved BMPs and dust mitigation measures; b. Provide provisions for monitoring dust and construction debris during construction; c. Designate a person or persons to monitor the dust control program and to order increased watering or other measures as necessary to prevent transport of dust off-site. Duties should include holiday and weekend periods when work may not be in progress; d. Provide the name and telephone number of such persons to the APCD prior to construction commencement. e. Identify compliant handling procedures. f. Fill out a daily dust observation log. 	<p>approvals from the Air Pollution Control District</p>	<p>Control District</p>	<p>Planning Department in consultation with the County Air Pollution Control District</p>	<p>improvement plans or grading plans, and issuance of individual lot construction permits</p>
<p>AQ/mm-4</p>	<p>Prior to approval of subdivision improvement plans or issuance of grading permits, and subsequent individual lot construction permits, the applicant shall:</p> <ul style="list-style-type: none"> a. Obtain a compliance review with the APCD prior to the initiation of any construction activities; b. Provide a list of all heavy-duty construction equipment operating at the site to the APCD. The list shall include the make, model, engine size, and year of each piece 	<p>Obtain necessary approvals from the Air Pollution Control District</p>	<p>County of San Luis Obispo, Air Pollution Control District</p>	<p>Compliance will be verified by the County Planning Department in consultation with the County Air Pollution Control District</p>	<p>Prior to approval of subdivision improvement plans or grading plans, and issuance of individual lot construction permits</p>

Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
	<p>of equipment. This compliance review will identify all equipment and operations requiring permits and will assist in the identification of suitable equipment for the catalyzed diesel particulate filter;</p> <p>c. Apply for an Authority to Construct from the APCD.</p>				
AQ/mm-5	<p>Prior to approval of subdivision improvement plans or issuance of grading permits, and subsequent individual lot construction permits, the following mitigation measures shall be shown on all project plans, included in the Dust Control Plan, and implemented during the appropriate grading and construction phases.</p> <p>a. Reduce the amount of the disturbed area where possible.</p> <p>b. Water trucks or sprinkler systems shall be used in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency shall be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water shall be used whenever possible.</p> <p>c. All dirt stockpile areas shall be sprayed daily as needed.</p> <p>d. 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.</p> <p>e. All disturbed soil areas not subject to re-vegetation shall be stabilized using approved chemical soil binders, jute netting,</p>	Submit required plan, implement during construction	County of San Luis Obispo	Compliance will be verified by the County Planning Department in consultation with the County Air Pollution Control District	Prior to approval of subdivision improvement plans or issuance of grading plans, and individual lot construction permits

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	<p>or other methods approved in advance by the APCD.</p> <p>f. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible after initial site grading. In addition, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.</p> <p>g. Construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.</p> <p>h. All trucks hauling dirt, sand, or other loose materials are to be covered or shall maintain at least two feet of free board (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.</p> <p>i. Wheel washers shall be installed where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site.</p> <p>j. Streets shall be swept at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water shall be used when feasible.</p> <p>k. Permanent dust control measures shall be implemented as soon as possible following completion of any soil disturbing activities.</p>				
AQ/mm-6	During construction of subdivision improvement plans and individual lot grading, the applicant shall maintain monthly compliance checks throughout the construction phase. This includes verifying that all equipment and operations	Monitor compliance with air pollution control measures, providing monitoring reports to the County	County of San Luis Obispo, Air Pollution Control District	Compliance will be verified by the County Planning Department in consultation with the County Air Pollution	During construction of subdivision improvement plans and individual lot grading

Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
	continue to comply with the APCD requirements. Prior to final inspection monitoring reports shall be provided to the APCD and County Planning and Building Department for approval.	and Air Pollution Control District		Control District	
AQ/mm-7	The following measure applies during construction of subdivision improvement plans, and shall be included in all applications for subdivision improvement plans: The APCD generally prohibits developmental vegetation burning within San Luis Obispo County. However, under certain circumstances, where no technically feasible alternatives are available, limited developmental burning under restrictions may be allowed. Any such exception must complete the following prior to any burning: APCD approval; payment of fee to APCD based on the size of the project; and issuance of a burn permit by the APCD and the local fire department authority. As a part of APCD approval, the applicant shall furnish them with the study of technical feasibility (which includes costs and other constraints) at the time of application. For any questions regarding these requirements, APCD's Enforcement Division may be contacted (805.781.5912).	Comply with Air Pollution Control District regulations	County of San Luis Obispo, Air Pollution Control District	Compliance will be verified by the County Planning Department and County Air Pollution Control District	During construction
AQ/mm-8	Prior to approval of subdivision improvement plans or grading permit issuance, the following measures shall be included as conditions of approval for any future proposed development within the homeowners association site. Prior to commencement of demolition activities, the applicant shall: a. Notify the APCD at least ten working days	Comply with Air Pollution Control District asbestos testing and remediation requirements	County of San Luis Obispo, Air Pollution Control District	Compliance will be verified by the County Planning Department in consultation with the County Air Pollution Control District	Prior to approval of subdivision improvement plans or issuance of grading permits

Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
	prior to commencement of any demolition activities; b. Conduct an Asbestos survey by a Certified Asbestos Inspector; c. Use applicable disposal and removal requirements for any identified asbestos containing material. d. Contact the SLOAPCD Enforcement Division prior to final approval of any demolition activity.				
AQ/mm-9	Prior to application for a final map, CC&R's shall include the following measure: Residential greenwaste burning shall be prohibited.	Include measure in CC&Rs	County of San Luis Obispo	Compliance will be verified by the County Planning Department	Prior to application for a final map
AQ/mm-10	At the time of application for subdivision improvement plans or grading permits, and subsequent individual lot construction permits, the applicants shall: a. Conduct a geologic analysis to determine the presence or absence of ultramafic and/or serpentine rock onsite. The geologic analysis shall identify if asbestos is contained within the these rocks onsite; and, b. If naturally-occurring asbestos is found at the project site, the applicant must comply with all requirements outlined in APCD Rule 412, which incorporates state regulations at 17 CCR, SS 93104, and federal regulations at 40 CFR Part 63. In addition, the applicants shall work with the APCD to prepare an Asbestos Health and Safety Program and an Asbestos Dust Control Plan prior to development plan approval. These plans may include, but are not limited	Comply with Air Pollution Control District asbestos testing and remediation requirements	County of San Luis Obispo, Air Pollution Control District	Compliance will be verified by the County Planning Department in consultation with the County Air Pollution Control District	Prior to approval of subdivision improvement plans or issuance of grading permits

Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
	<p>to, the following:</p> <ol style="list-style-type: none"> 1. Equipment operator safety requirements: protective clothing, breathing apparatuses to prevent inhalation of airborne asbestos fibers, 2. Dust mitigation measures: continually water site to prevent airborne dust migration, cover all vehicle that haul materials from the site, all other legally required mitigation requirements, and 3. Identification of APCD-approved disposal areas for all excavated materials. <p>c. If naturally-occurring asbestos is not present, an exemption request must be filed with the APCD.</p>				
AQ/mm-11	<p>The following mitigation measures shall be implemented at the time of application for subdivision improvement plans or grading permits, and individual lot construction permits: Where applicable, only wood burning devices meeting SLOAPCD Rule 504 shall be installed.</p>	<p>Comply with Air Pollution Control District regulations, include measure in CC&Rs</p>	<p>County of San Luis Obispo, Air Pollution Control District</p>	<p>Compliance will be verified by the County Planning Department in consultation with the County Air Pollution Control District</p>	<p>At the time of application for subdivision improvement plans, grading plans, or individual lot construction</p>
AQ/mm-12	<p>At the time of application for subdivision improvement plans or grading permits, and subsequent individual lot construction permits, the applicant shall submit plans and covenants, conditions and restrictions demonstrating compliance with the following measures:</p> <ol style="list-style-type: none"> a. Increase the building energy efficiency rating by 20 percent above Title 24 	<p>Include measures in CC&Rs and on all subsequent plans</p>	<p>County of San Luis Obispo</p>	<p>Compliance will be verified by the County Planning Department in consultation with the County Air Pollution Control District</p>	<p>At the time of application for subdivision improvement plans, grading permits, or individual lot development</p>

Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
	<p>requirements (i.e., increase attic, wall, or floor insulation, install double pane windows, use efficient interior lighting, etc.).</p> <p>b. Use electric lawnmowers for common area landscaping.</p> <p>c. Use drought-resistant native trees, trees with low emissions (e.g., terpenes), and high carbon sequestration potential. Evergreen trees on the north and west sides afford the best protection from the setting summer sun and cold winter winds. Additional considerations include the use of deciduous trees on the south side of the house that will provide shade in summer but allow sunlight in winter.</p> <p>d. Install solar panels and solar water heaters to achieve at least 50 percent of expected building energy needs.</p> <p>e. Building positioning and engineering that eliminate or minimize the development's active heating and cooling needs (e.g., solar orientation).</p> <p>f. Have two to three neighborhood electric vehicles available onsite for residents to use to travel between homes and project amenities (i.e., pool, spa, community center).</p> <p>g. Provide front and back yard outdoor electrical outlets to encourage the use of electric appliances and tools.</p> <p>h. Construct bicycle routes/lanes on all internal roads, local streets, and collectors.</p> <p>i. Build new homes with internal wiring/cabling that allows Internet use simultaneously in at</p>				

Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
	<p>least three locations in each home.</p> <p>j. Provide pedestrian signalization and signage to improve pedestrian safety.</p> <p>k. Shade tree planting along southern exposures of buildings to reduce summer cooling needs.</p> <p>l. Use roof material with a solar reflectance value meeting the EPA/DOE Energy Star® rating to reduce summer cooling needs.</p> <p>m. Use high efficiency, gas or solar water heaters.</p> <p>n. Use energy efficient built-in appliances..</p> <p>o. Use low energy street and common area lights (i.e. sodium).</p> <p>p. Use energy efficient interior lighting.</p> <p>q. Use low energy traffic signals (i.e. light emitting diode).</p> <p>r. Install door sweeps and weather stripping if more efficient doors and windows are not available.</p> <p>s. Install high efficiency or gas space heating.</p> <p>t. Provide passive ambient ceiling lighting (sky lights, solar tubes) in at least 50 percent of occupied rooms, closets, and bathrooms.</p>				
AQ/mm-13	<p>At the time of application for subdivision improvement plans or grading permits, the applicant shall consult with SLOAPCD to define and implement off-site emission reduction measures to reduce emissions to below Tier II levels. Excess emissions shall be multiplied by the cost effectiveness of mitigation as defined in the State's current Carl Moyer Incentive Program Guidelines to determine the annual off-site mitigation amount. This amount shall then be</p>	<p>Obtain necessary approvals from the Air Pollution Control District</p>	<p>County of San Luis Obispo, Air Pollution Control District</p>	<p>Compliance will be verified by the County Planning Department in consultation with the County Air Pollution Control District</p>	<p>At the time of application for subdivision improvement plans or issuance of grading permits</p>

Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
	<p>extrapolated over the life of the project to determine total off-site mitigation. Off-site emission reduction measures may include, but would not be limited to:</p> <ul style="list-style-type: none"> a. Developing or improving park-and-ride lots; b. Retrofitting existing homes in the project area with APCD-approved wood combustion devices; c. Retrofitting existing homes in the project area with energy-efficient devices; d. Constructing satellite worksites; e. Funding a program to buy and scrap older, higher emission passenger and heavy-duty vehicles; f. Replacing/re-powering transit buses; g. Replacing/re-powering heavy-duty diesel school vehicles (i.e., bus, passenger, or maintenance vehicles); h. Funding an electric lawn and garden equipment exchange program; i. Retrofitting or re-powering heavy-duty construction equipment, or on-road vehicles; j. Re-powering marine vessels; k. Re-powering or contributing to funding clean diesel locomotive main or auxiliary engines; l. Installing bicycle racks on transit buses; m. Purchasing particulate filters or oxidation catalysts for local school buses, transit buses or construction fleets; n. Installing or contributing to funding alternative fueling infrastructure (i.e., fueling stations for CNG, LPG, conductive and inductive electric vehicle charging, etc.); 				

Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
	<ul style="list-style-type: none"> o. Funding expansion of existing transit services; p. Funding public transit bus shelters; q. Subsidizing vanpool programs; r. Subsidizing transportation alternative incentive programs; s. Contributing to funding of new bike lanes; t. Installing bicycle storage facilities; and, u. Providing assistance in the implementation of projects that are identified in city or county bicycle master plans. 				
AQ/mm-14	<p>At the time of application for subdivision improvement plans or grading permits, the applicant shall develop and implement an odor abatement plan (OAP) to be implemented by the mutual water company for the wastewater treatment plant and the equestrian facility operator. The plan shall be submitted to the County Planning and Building Department and SLOAPCD for review and approval prior to issuance of grading permits. The plan(s) shall include the following:</p> <ul style="list-style-type: none"> a. Name and telephone number of contact person responsible for logging and responding to odor complaints b. Policy and procedure to be taken when an odor complaint is received c. Description of the potential odor sources at onsite facilities. d. Description of methods for reducing odors at the facility. 	Submit and implement required plan	County of San Luis Obispo, Air Pollution Control District	Compliance will be verified by the County Planning Department in consultation with the County Air Pollution Control District, long-term compliance shall be ensured by the mutual water company and homeowners association	At the time of application for subdivision improvement plans or grading permits
AQ/mm-15	At the time of application for subdivision improvement plans or grading permits, the	Submit and implement required plan	County of San Luis Obispo, Air Pollution	Compliance will be verified by the County	At the time of application for

Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
	<p>applicant shall submit an "Equestrian Center Dust Control Plan" to the County and APCD for review and approval. The plan shall include, but not be limited to, the following measures:</p> <ul style="list-style-type: none"> a. Reduce the amount of disturbed area where possible. b. Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency shall occur when wind speeds exceed 15 mph. Reclaimed (non-potable) water shall be used whenever possible. c. Permanent dust control measures shall be implemented as soon as possible following completion of any soil disturbing activities. d. 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. e. All access roads and parking areas associated with the facility shall be paved to reduce fugitive dust. f. A person or persons shall be designated to monitor for dust and implement additional control measures as necessary to prevent transport of dust offsite. The monitor's duties shall include holidays and weekends. The name and contact number of such person(s) shall be provided to the APCD prior to operation of the arena. 		Control District	Planning Department in consultation with the County Air Pollution Control District, long-term compliance shall be ensured by the homeowners association	subdivision improvement plans or grading permits

Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
NOISE					
NS/mm-1	<p>At the time of application for subdivision improvement plans or grading permits, the applicant shall submit a Noise Reduction Plan prepared by a qualified acoustical consultant for review and approval by the County Planning Department. The Noise Reduction Plan shall include but is not limited to:</p> <ul style="list-style-type: none"> a. Limit all phases of construction to the hours of 7:00 a.m. to 10:00 p.m. Monday through Friday as required by County ordinance; b. Regular notification of all existing and future residences within 1,000 feet of the site boundary concerning the construction schedule; c. Shield especially loud pieces of stationary construction equipment; d. Locate portable generators, air compressors, etc. away from sensitive noise receptors; e. Limit grouping major pieces of equipment operating in one area to the greatest extent feasible; f. Place heavily trafficked areas such as the maintenance yard, equipment, tool, and other construction oriented operations in locations that would be the least disruptive to surrounding sensitive noise receptors; g. Use newer equipment that is quieter and ensure that all equipment items have the manufacturers' recommended noise abatement measures, such as mufflers, 	Submit and implement required plan, provide copy of Noise Reduction Plan to subsequent landowners	County of San Luis Obispo	Compliance will be verified by the County Planning Department, the homeowners association shall ensure Noise Reduction Plan is distributed as required	At the time of application for subdivision improvement plans or grading permits

Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
	<p>engine covers, and engine vibration isolators intact and operational. Internal combustion engines used for any purpose on or related to the job shall be equipped with a muffler or baffle of a type recommended by the manufacturer;</p> <p>h. Conduct worker-training meetings to educate and encourage noise awareness and sensitivity. This training should focus on worker conduct while in the vicinity of sensitive receptors (i.e. minimizing and locating the use of circular saws in areas adjacent to sensitive receptors and being mindful of shouting and the loud use of attention drawing language); and,</p> <p>i. Notify surrounding residences in advance of the construction schedule when unavoidable construction noise and upcoming construction activities likely to produce an adverse noise environment are expected. Noticing shall provide phone number of project monitor, County inspector, construction foreman etc. This notice shall be given one week in advance, and at a minimum of one day in advance of anticipated activities have changed. Project representative shall verbally notify all surrounding residential owners.</p>				
NS/mm-2	Prior to final plan submittal, the applicant shall include provisions in the CC&R's prohibiting amplified events at the ranch headquarters and the equestrian facilities.	Include measure in CC&Rs	County of San Luis Obispo	Compliance will be verified by the County Planning Department	Upon application for subdivision improvement plans
AESTHETIC RESOURCES					

Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
AES/mm-1	At the time of application for construction permits for individual residential lots, the applicant for each individual lot shall submit grading plans to the County Department of Planning and Building for review and approval. Project CC&Rs shall state that county review of grading plans is required. Site grading on all residential lots shall be minimized to the greatest extent possible. Stepped foundations and other methods shall be used to minimize visible grading and reduce hillside scarring. Structure floor elevations shall generally follow the natural landform. Unavoidable grading shall be contour-graded where possible to avoid engineered, angular landforms. Slope-rounding shall be used where grading meets the natural topography and where slope grades change. Graded slopes shall not exceed of 2:1 (horiz: vert) to allow for successful revegetation.	Include measure in CC&Rs, submit required plans	County of San Luis Obispo	Compliance will be verified by the County Planning Department	Upon application for subdivision improvement plans, upon application for construction permits for individual lot development
AES/mm-2	At the time of application for construction or grading permits, the applicant shall show on the project plans, the border of cut slopes and fills rounded off to a minimum radius of five feet. For any visible cuts from public roads, sufficient topsoil shall be stockpiled and reapplied or re-keyed over these visible cut areas to provide at least eight inches of topsoil for the reestablishment of vegetation. As soon as the grading work has been completed and prior to final inspection, the cut and fill slopes shall be reestablished with non-invasive, fast growing vegetation.	Submit and implement required plans	County of San Luis Obispo	Compliance will be verified by the County Planning Department	Upon application for construction or grading permits
AES/mm-3	Prior to approval of the subdivision improvement plan, the applicant shall provide long-term	Submit and implement required plans, submit	County of San Luis Obispo	Compliance will be verified by the County	Prior to approval of subdivision

Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
	erosion control plans for all disturbed areas. Erosion control shall include a vegetative component. Prior to recordation, the applicant shall provide independent third-party verification to the County Department of Planning and Building that the vegetative erosion control has been successfully established.	verification from County-approved professional		Planning Department	improvement plan, prior to recordation of final map
AES/mm-4	At the time of application for construction permits for individual residential lots, the applicant for each individual lot shall submit long-term erosion control plans to the County Department of Planning and Building for review and approval. Plans shall include, but not be limited to, the use of revegetation efforts to restore disturbed cut and fill slopes visible from public roadways. Project CC&Rs shall state that county review of erosion control plans is required.	Include measure in CC&Rs, submit and implement required plan	County of San Luis Obispo	Compliance will be verified by the County Planning Department	Prior to approval of subdivision improvement plan, upon application for construction permits for individual lot development
AES/mm-5	At the time of application for construction permits on individual residential lots, each individual lot applicant shall submit architectural elevations of all proposed structures, walls, and fences to the County Department of Planning and Building for review and approval. Project CC&Rs for residences shall state that county review of elevations and related plans is required and shall outline the parameters specified below. Review shall include any proposed retaining walls and fences. The elevations shall show forms, dimensions, exterior finish materials and colors, as follows: a. Roofs shall be articulated and follow the general shapes of the hills and avoid flat	Include measure in CC&Rs, submit and implement required plan	County of San Luis Obispo	Compliance will be verified by the County Planning Department	Prior to approval of subdivision improvement plan, upon application for construction permits for individual lot development

Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
	<p>planes which project against the background in long straight lines or acute angles which may be considered intrusive to the existing natural character of the hills and vegetation.</p> <p>b. Building, retaining wall, and fence colors shall be similar to surrounding natural colors and no brighter than six in chroma and value on the Munsell Color Chart.</p> <p>c. Structure exterior wall colors, retaining wall and fence colors shall be limited to muted earth tones. White or off-white colors shall be prohibited.</p> <p>d. Roof colors shall be limited to deep earth tones, deep muted greens, browns and grays and no brighter than six in chroma and value on the Munsell Color Scale Chart. Shiny metal roofs, bright orange red or blue colors shall be prohibited.</p> <p>e. Retaining walls shall include landscaping to reduce visibility.</p>				
AES/mm-6	<p>At the time of application for construction permits for individual residential lots, the applicant for each individual lot shall submit landscape screening plans to the County Department of Planning and Building for review and approval. Project CC&Rs for residences shall state that county review of such plans is required and shall outline the parameters specified below.</p> <p>a. Screen planting shall be included along the western and southern sides of all residential structures.</p> <p>b. Evergreen trees and large shrubs shall be</p>	<p>Include measure in CC&Rs, submit and implement required plan</p>	<p>County of San Luis Obispo</p>	<p>Compliance will be verified by the County Planning Department</p>	<p>Prior to approval of subdivision improvement plan, upon application for construction permits for individual lot development</p>

Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
	<p>used that are compatible with the surrounding vineyards. South side plantings may include some deciduous trees where it is shown that solar benefits would exist and where the visual screening function would not be reduced.</p> <p>c. The landscape plan shall be prepared by a licensed landscape architect and shall provide a minimum 50 percent visual screening of the residential structure as viewed from the west and south within a period of 7 years of approval of the construction permit.</p> <p>d. Plant types shall be carefully selected to perform well in the existing soil conditions.</p> <p>e. All plants within the screen planting area shall be maintained and kept in a healthy condition. Plants that die shall be replaced. Replacement planting shall be based on an evaluation of the cause of the original plant's death and the appropriate horticultural adjustment to ensure future plant success.</p>				
AES/mm-7	<p>Prior to approval of the subdivision improvement plan, the applicant shall modify the lighting plan as follows:</p> <p>a. Post lighting shall only be used at the ranch headquarters and the equestrian facility, and shall be fully shielded from public roadways.</p> <p>b. All lighting required along roadways shall be shielded bollard lighting maximum four feet tall and only used to delineate intersections</p>	Submit and implement required plan	County of San Luis Obispo	Compliance will be verified by the County Planning Department	Prior to approval of subdivision improvement plan

Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
	<p>and critical driving decision points.</p> <p>c. Lighting shall be the minimum required by county ordinance for a private residential development.</p> <p>d. Lighting shall not shine light or glare upwards.</p>				
AES/mm-8	<p>At the time of application submittal for construction permits on individual residential lots, each individual lot applicant shall submit an exterior lighting plan to the County Department of Planning and Building for review and approval. Project CC&Rs for residences shall state that county review of the lighting plans is required and shall outline the parameters specified below.</p> <p>a. The point-source of all exterior lighting shall be shielded from all views outside of the individual lot.</p> <p>b. Lighting shall not shine light or glare upwards.</p>	Include measure in CC&Rs, submit and implement required plan	County of San Luis Obispo	Compliance will be verified by the County Planning Department	Prior to approval of subdivision improvement plan, upon application for construction permits for individual lot development
AES/mm-9	Upon submittal of subdivision improvement plans, the applicant shall submit revised plans showing the realignment of Main Road 2 in the vicinity of Sub-cluster E to a location below the relocated residential lots of Sub-cluster E, below the 660-foot elevation line.	Submit and implement required plan	County of San Luis Obispo	Compliance will be verified by the County Planning Department	Upon submittal of subdivision improvement plan
AES/mm-10	Upon submittal of subdivision improvement plans, the applicant shall realign Road A to a location below the lots of Sub-cluster A.	Submit and implement required plan	County of San Luis Obispo	Compliance will be verified by the County Planning Department	Upon submittal of subdivision improvement plan
AES/mm-11	Upon submittal of subdivision improvement plans, the applicant shall provide plans showing the following modifications regarding the water storage tank facility:	Submit and implement required plan	County of San Luis Obispo	Compliance will be verified by the County Planning Department	Upon submittal of subdivision improvement plan

Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
	<ul style="list-style-type: none"> a. The water storage tank shall be placed below ground. b. The grading plan shall be modified such that no horizontal bench for the tank site, service or parking is visible from Highway 101. c. The access road to the water tank shall be realigned to approach the tank site from the eastern side of the ridge, and shall not be visible from Highway 101. 				
AES/mm-12	<p>Prior to approval of the subdivision improvement plan,, the applicant shall modify Sub-cluster C as follows:</p> <ul style="list-style-type: none"> a. Lot 46 shall be eliminated. 	Submit and implement required plan	County of San Luis Obispo	Compliance will be verified by the County Planning Department	Upon submittal of subdivision improvement plan
AES/mm-13	Upon application submittal of subdivision improvement plans, the applicant shall realign Road B to a location below the relocated lots of Sub-cluster D.	Submit and implement required plan	County of San Luis Obispo	Compliance will be verified by the County Planning Department	Upon submittal of subdivision improvement plan
AES/mm-14	<p>Upon application submittal of subdivision improvement plans, the applicant shall modify Sub-cluster E as follows:</p> <ul style="list-style-type: none"> a. All lots within Sub-cluster E (Lots 87 through 105) shall be relocated below the 660 foot elevation contour. b. All building envelopes shall be relocated to the lowest elevation possible within each lot. 	Submit and implement required plan	County of San Luis Obispo	Compliance will be verified by the County Planning Department	Upon submittal of subdivision improvement plan
AES/mm-15	Upon application submittal of subdivision improvement plans, the applicant shall realign Roads E and F and any access drives to locations below the residential lots they serve. No earthwork associated with these roads shall	Submit and implement required plan	County of San Luis Obispo	Compliance will be verified by the County Planning Department	Upon submittal of subdivision improvement plan

Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
	extend above the 660-foot elevation contour.				
AES/mm-16	<p>Prior to approval of the subdivision improvement plan, the applicant shall modify Sub-cluster A as follows:</p> <ul style="list-style-type: none"> a. Lots 11 and 12 shall be relocated across from Lots 13 and 14, along Road K. b. All building envelopes for Lots 1 through 23 shall be relocated to the lowest elevation possible within each lot. 	Submit and implement required plan	County of San Luis Obispo	Compliance will be verified by the County Planning Department	Upon submittal of subdivision improvement plan
AES/mm-17	At the time of application submittal for construction permits on individual residential lots, plans shall show that all accessory structures shall be located with the building envelope for each lot.	Submit and implement required plan	County of San Luis Obispo	Compliance will be verified by the County Planning Department	Upon submittal of construction permits for individual lot development
AES/mm-18	<p>Upon submittal of subdivision improvement plans, the applicant shall modify Sub-cluster B as follows:</p> <ul style="list-style-type: none"> a. Lots 27, 28, and 29 shall be relocated north of Lot 24, west of Road J. b. Building envelopes within Lots 36, 37, 38, 41, 42, and 43 shall be relocated immediately adjacent to Road I. c. Site grading on Lots 36, 37, 38, and 39 shall be minimized to the greatest extent possible. Stepped foundations and other methods shall be used to minimize visible grading and reduce hillside scarring. Structure floor elevations shall generally follow the natural landform. Unavoidable grading shall be contour-graded where possible to avoid engineered, angular landforms. 	Submit and implement required plan	County of San Luis Obispo	Compliance will be verified by the County Planning Department	Upon submittal of subdivision improvement plan

Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
	<p>d. Native trees and shrubs shall be planted and maintained along the north side of Upper Los Berros Road to screen views of the residences. The screen planting shall run along the entire project frontage from the equestrian facility to a point east of Lot 40. The planting shall be designed to look like naturally occurring vegetation to the greatest extent possible. Gaps in the screen planting may occur in order to achieve a natural appearance; however, the gaps shall not be greater than 30 feet in length and shall not occur at intervals closer than 200 feet. Tree species shall include primarily coast live oak. A minimum of 70 percent of the total screen tree planting shall be planted from 48-inch box containers. The remaining 30 percent of the screen planting shall be from one-gallon containers.</p>				
AES/mm-19	<p>Prior to approval of the subdivision improvement plans, the applicant shall modify the ranch headquarters landscape plan to show:</p> <p>a. Native trees and shrubs shall be planted and maintained along the north side of Upper Los Berros Road to screen views of the ranch headquarters. The screen planting shall run along the project frontage from the east end of the existing barn nearest the road to remain in place, to a point approximately 200 feet east of the proposed main entry road. The planting shall be designed to look like naturally occurring vegetation. Gaps in the screen</p>	Submit and implement required plan	County of San Luis Obispo	Compliance will be verified by the County Planning Department	Prior to approval of subdivision improvement plan

Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
	<p>planting may occur in order to achieve a natural appearance; however, the gaps shall not be greater than 20 feet in length and shall not occur at intervals closer than 100 feet. Tree species shall include primarily coast live oak and shall be planted from minimum 48-inch box containers.</p>				
AES/mm-20	<p>Prior to approval of the subdivision improvement plan, the applicant shall modify the equestrian facility layout and landscape plans as follows:</p> <ul style="list-style-type: none"> a. The height of the roof covering the exercise ring shall be reduced to a maximum of 30 feet. b. Native trees and shrubs shall be planted and maintained along the north side of Upper Los Berros Road to screen views of the equestrian facility. The screen planting shall run along the entire frontage of the equestrian facility. The planting shall be designed to look like naturally occurring vegetation. Gaps in the screen planting may occur in order to achieve a natural appearance; however, the gaps shall not be greater than 20 feet in length and shall not occur at intervals closer than 100 feet. Tree species shall include primarily Coast live oak and shall be planted from minimum 48-inch box containers. 	Submit and implement required plan	County of San Luis Obispo	Compliance will be verified by the County Planning Department	Prior to approval of subdivision improvement plan
AES/mm-21	<p>Upon application submittal of subdivision improvement plans, the applicant shall modify Lots 66 through 85 of Sub-cluster D as follows:</p> <ul style="list-style-type: none"> a. All structures shall be a maximum 25 feet in 	Submit and implement required plan	County of San Luis Obispo	Compliance will be verified by the County Planning Department	Upon submittal of subdivision improvement plan

Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
	height as measured by County ordinance. b. All building envelopes within Lots 66 through 85 shall be relocated to the lowest elevation possible within each lot.				
AES/mm-22	At the time of application submittal for construction permits on individual residential lots, plans shall show that all accessory structures shall be located with the building envelope.	Submit and implement required plan	County of San Luis Obispo	Compliance will be verified by the County Planning Department	Upon submittal of application for construction permit for individual lot development
AES/mm-23	Prior to issuance of a construction permit for the wastewater treatment facility, the applicant shall provide wastewater recycling facility building plans showing: a. Roof and exterior wall colors shall be limited to deep earth tones, browns and grays and no brighter than six in chroma and value on the Munsell Color Scale Chart. Shiny metal roofs, bright orange red or blue shall be prohibited.	Submit and implement required plan	County of San Luis Obispo	Compliance will be verified by the County Planning Department	Prior to issuance of construction permit for wastewater treatment facility
AES/mm-24	Prior to issuance of a construction permit for the wastewater treatment facility, the applicant shall provide wastewater recycling facility building landscape plans showing: a. Screen planting shall be included along the western and southern sides of the wastewater recycling building. b. The landscape plan shall provide 100 percent visual screening of the wastewater recycling building structure as viewed from the west and south within a period of seven years of approval of the construction permit. c. All plants within the screen planting area shall be maintained and kept in a healthy	Submit and implement required plan	County of San Luis Obispo	Compliance will be verified by the County Planning Department	Prior to issuance of construction permit for wastewater treatment facility

Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
	<p>condition. Plants that die shall be replaced. Replacement planting shall be based on an evaluation of the cause of the original plant's death and the appropriate horticultural adjustment to ensure future plant success.</p>				
AES/mm-25	<p>Upon application for a Conditional Use Permit (CUP) for the dude ranch, the applicant shall provide development plans and reports that meet the following standards:</p> <ul style="list-style-type: none"> a. Visibility of the built portion of the dude ranch from Upper Los Berros Road shall be eliminated or minimized to the greatest extent possible through setbacks from Upper Los Berros Road, site design and retention of existing vegetation. The development shall not rely solely on architectural design and/or new landscaping to reduce visibility. b. Access roads and entry points to the dude ranch shall be designed and aligned to reduce their visibility from Upper Los Berros Road including required grading, and minimize views to the interior developed portion of the dude ranch. c. A visual impact report shall be prepared for the dude ranch that assesses the project's adherence to the above standards, identifies potential impacts, and develops appropriate avoidance, minimization and mitigation measures. 	Submit and implement required plans and documentation	County of San Luis Obispo	Compliance will be verified by the County Planning Department	Upon application for use permit for future dude ranch
AES/mm-26	Prior to approval of the subdivision improvement plan, the applicant shall modify the project to comply with all adopted mitigation measures.	Submit and implement required plans	County of San Luis Obispo	Compliance will be verified by the County Planning Department	Prior to approval of subdivision improvement plan

Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
WASTEWATER					
WW/mm-1	Prior to issuance of construction permits for the wastewater treatment plant and associated collection, storage, and disposal facilities, the applicant shall prepare and submit an emergency contingency plan including health and safety procedures, and specific operation and maintenance instructions for all system components and equipment during normal operation and in case of reasonable emergency situations. The plan shall also identify emergency notification procedures for alerting onsite and downstream users whenever an unauthorized release of project-generated effluent occurs. Emergency notification should be given as soon as the release is discovered so that downstream well users have adequate response time to take any appropriate measures.	Submit and implement required plan, consult with RWQCB to ensure compliance with treatment and discharge regulations	County of San Luis Obispo, Regional Water Quality Control Board	Compliance will be verified by the County Planning Department in consultation with the Regional Water Quality Control Board; long-term compliance shall be ensured by the mutual water company and homeowners association	Prior to issuance of construction permit for wastewater treatment facility
WW/mm-2	Prior to issuance of construction permits for the wastewater treatment plant and associated storage and disposal facilities, the applicant shall demonstrate that the design of the disposal facilities is adequate to withstand traffic loading and disturbance by agricultural uses, pursuant to a wastewater discharge permit issued by the Regional Water Quality Control Board.	Submit required documentation	County of San Luis Obispo, Regional Water Quality Control Board	Compliance will be verified by the County Planning Department in consultation with the Regional Water Quality Control Board	Prior to issuance of construction permit for wastewater treatment facility
WW/mm-3	Prior to recordation of the final map, the applicant shall submit evidence of RWQCB-approval of the proposed effluent disposal area(s), including a method for alternative disposal.	Obtain necessary permits and approvals from the Regional Water Quality Control Board	County of San Luis Obispo, Regional Water Quality Control Board	Compliance will be verified by the County Planning Department in consultation with the Regional Water Quality Control Board	Prior to recordation of the final map
WW/mm-4	Prior to issuance of building permits, the	Obtain necessary	County of San Luis	Compliance will be	Prior to issuance of

Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
	applicant shall provide a letter from an appropriate governmental entity stating its intent to assume responsibility for the sewerage system, as required by Central Coast RWQCB Resolution No. 69-1.	permits and approvals from the Regional Water Quality Control Board	Obispo, Regional Water Quality Control Board	verified by the County Planning Department in consultation with the Regional Water Quality Control Board	construction permits
RECREATION					
REC/mm-1	At the time of application for subdivision improvement plans, the applicant shall provide a multi-use trail corridor easement along Los Berros Road and/or Los Berros Creek consistent with the County's A-1 (x) detached trail standard to the extent feasible. Trail construction is not required. The intent of this condition is to locate a trail west of Highway 101 and south of Los Berros Creek along Los Berros Road. If the proposed trail corridor cannot be accommodated within the Los Berros Road right-of-way, the applicant shall dedicate a trail easement on the project site to the extent land is available between Los Berros Road and Los Berros Creek. County Parks acknowledges that the location of the creek and the road right-of-way may result in less than a ten-foot trail corridor in certain locations. The location of the trail easement shall be reviewed and approved by the County Parks Division prior to final map clearance or approval of the project's improvement plans, whichever occurs first.	Submit required plans, and obtain necessary approvals from the County Parks Division	County of San Luis Obispo, County Parks Division	Compliance will be verified by the County Planning Department in consultation with the County Parks Division	Prior to recordation of the final map
REC/mm-2	Prior to recordation of the final map, the applicant shall pay Quimby fees and applicable Building Division Fees.	Submit required fees	County of San Luis Obispo	Compliance will be verified by the County Planning Department in consultation with the County Parks Division	Prior to recordation of the final map

Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
HAZARDS AND HAZARDOUS MATERIALS					
HM/mm-1	Prior to approval of subdivision public improvement plans or grading permit issuance, the applicant shall complete and submit a Hazardous Materials Business Plan, or a Business Plan Exemption form, to the County of San Luis Obispo Department of Public Health, Environmental Health Division. As a component of the Hazardous Materials Business Plan, detailed procedures for handling and storage of hazardous materials used on site, and response to emergency or accidental releases of hazardous materials used on site shall be included.	Submit required plans, and obtain necessary approvals from the County Environmental Health Division	County of San Luis Obispo	Compliance will be verified by the County Planning Department in consultation with the County Environmental Health Division	Prior to approval of subdivision improvement plans or issuance of grading permit
HM/mm-2	At the time of application for subdivision improvement plans or grading permits, the applicant shall submit an access plan showing secondary access at Laetitia Vineyard Drive. Crash gates shall not be allowed. Proposed gates shall open automatically upon approach.	Submit required plans, and obtain necessary approvals from Caltrans and CAL FIRE	County of San Luis Obispo, Caltrans, CAL FIRE	Compliance will be verified by the County Planning Department in consultation with Caltrans and CAL FIRE	At the time of application for subdivision improvement plans or grading permits
HM/mm-3	At the time of application for subdivision improvement plans or grading permits, the applicant shall submit a revised tract map showing the elimination of Lots 9 through 17 or reconstruction of Access Road A to meet CAL FIRE standards.	Submit required plans, and obtain necessary approvals from the CAL FIRE	County of San Luis Obispo, CAL FIRE	Compliance will be verified by the County Planning Department in consultation with CAL FIRE	At the time of application for subdivision improvement plans or grading permits
HM/mm-4	Upon application for a land use permit for the dude ranch, the applicant shall submit plans demonstrating compliance with the Uniform Fire Code and CAL FIRE requirements, including, but not limited to vegetative fuel management, water storage for fire suppression, and use of non-flammable building materials.	Submit required plans, and obtain necessary approvals from the CAL FIRE	County of San Luis Obispo, CAL FIRE	Compliance will be verified by the County Planning Department in consultation with CAL FIRE	Upon application for use permit for future dude ranch

Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
PUBLIC SERVICES AND UTILITIES					
PSU/mm-1	Prior to application for subdivision improvement plans, the applicant shall incorporate defensible space design concepts (i.e., security lighting in common areas) into the improvement plans, consistent with County Ordinance standards for exterior lighting, and mitigation measures applicable to exterior lighting, for review and approval by the County Sheriff's Department.	Submit required plans, and obtain necessary approvals from the County Sheriff	County of San Luis Obispo	Compliance will be verified by the County Planning Department in consultation with the County Sheriff	Prior to recordation of final map
PSU/mm-2	Upon application for building permits for individual lot development, the applicant shall submit building plans that incorporate structure defense features, including burglary-resistant hardware, for review and approval by the County Sheriff's Department. Features shall be installed prior to occupancy clearance. The Sheriff's Department shall ensure compliance prior to occupancy clearance.	Submit required plans, include measure in CC&Rs	County of San Luis Obispo	Compliance will be verified by the County Planning Department in consultation with the County Sheriff's Department	Upon application for building permits for individual lot development
PSU/mm-3	Prior to recordation of the final map, the applicant shall notify Lucia Mar Unified School District of the expected build-out date of each phase of the project to allow the District time to plan in advance for new students. A copy of the notice shall be sent to the Planning Department prior to issuance of construction permits.	Provide notifications to the Lucia Mar School District, and submit notification to County of San Luis Obispo	County of San Luis Obispo, Lucia Mar School District	Compliance will be verified by the County Planning Department in consultation with the Lucia Mar School District	Upon recordation of the final map, prior to issuance of building permits
PSU/mm-4	Prior to issuance of construction permits for individual lot development, the applicant shall contribute to public facility and school fee programs, pursuant to State Government Code 65995 et seq.	Submit required funds	County of San Luis Obispo	Compliance will be verified by the County Planning Department	Prior to issuance of construction permits
PSU/mm-5	Prior to commencement of any construction, the applicant, and all successors-in-interest, shall provide to all contractors (e.g., for tract	Distribute required documentation	County of San Luis Obispo	Compliance will be verified by the County Planning Department	Prior to commencement of construction

Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
	improvements, grading, home construction, etc.) the attached list of companies that offer recycling services or drop box service (Construction and Demolition Recycling Providers). All efforts shall be made by the applicant and contractor to recycle 50 percent of waste generated by the project.				
PSU/mm-6	Prior to issuance of occupancy permits for the proposed project, the applicant shall dedicate land to be used for the future construction of a CAL FIRE station to be located on the proposed project site. The location of the fire department shall be outside of known environmentally sensitive areas, including archaeological sites and biological habitats, and shall not require the removal of vineyards.	Submit required plans, and obtain necessary approvals from the CAL FIRE	County of San Luis Obispo, CAL FIRE	Compliance will be verified by the County Planning Department in consultation with CAL FIRE	Prior to recordation of the final map

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