

CHAPTER 7

MITIGATION MONITORING AND REPORTING PROGRAM

7.1 STATUTORY REQUIREMENT

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

7.2 ADMINISTRATION OF THE MITIGATION MONITORING AND REPORTING PROGRAM

San Luis Obispo County Parks (County Parks) is the Lead Agency responsible for the adoption of the MMRP. As the applicant, County Parks is also responsible for implementation of the MMRP, in coordination with other County of San Luis Obispo (County) departments and government agencies. The County Land Use Ordinance (LUO) exempts the project from permit requirements; therefore, alternative milestones are identified to ensure proper timing of mitigation and verification that the measure was implemented.

According to CEQA Guidelines §15097(a), a public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity that accepts the delegation. However, until mitigation measures have been completed, the Lead Agency remains responsible for ensuring that the implementation of the measure occurs in accordance with the program.

7.3 MITIGATION MEASURES AND MONITORING PROGRAM

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

Table 7-1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
<i>Aesthetic Resources</i>				
AES/mm-1	Prior to approval of the final design and development plan, site plans and architectural plans shall be submitted showing the community center and gymnasium a minimum distance of 150 feet from the existing park road.	Review and approval of plans	Prior to final design of community center/ gymnasium	County Parks
AES/mm-2	<p>Prior to implementation of the Master Plan, comprehensive design guidelines shall be developed for the NCP. The design guidelines shall be developed in conjunction with community input and shall support the stated goals that park amenities be aesthetically consistent with the rural regional character of the area. For park improvements located along West Tefft Street, the NCP design guidelines shall be compatible with the West Tefft Corridor Design Plan. The design guidelines shall specifically describe architectural styles and forms, types, layouts, materials, colors, and other relevant details relating to all proposed park elements. The design guidelines shall be based in part on the following goals:</p> <ul style="list-style-type: none"> a. The guidelines shall establish a consistent design theme for the NCP, addressing the proposed elements as well as existing features which may need replaced or refurbished in the future. b. In keeping with the rural aesthetic goals of the community, the design guidelines shall strive for an honest use of materials rather than faux or artificial applications. c. Site design and layout of structures and recreational elements shall be designed to accommodate substantial landscaping for the purpose of reducing the visual dominance of the built elements and blending with the natural setting. d. Site grading shall be minimized to the greatest extent feasible. The location, size, and orientation of structures, recreational features, parking areas, paths, and walkways shall be laid-out to minimize the need for earthwork. 	Review and approval of plans	Prior to implementation of the Master Plan	County Parks

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
	<ul style="list-style-type: none"> e. Buildings and other structures shall use stepped foundations and/or partially buried walls where possible to minimize the need for grading. f. All visible earthwork shall utilize contour grading and slope rounding to achieve a natural appearance. g. The use of visible retaining walls shall be minimized to the greatest extent feasible. Where retaining walls are required, their visibility shall be reduced through the use of materials, color, and planting. Retaining walls may be appropriate in certain circumstances in order to protect existing mature trees. h. Paved areas, including parking lots, recreation surfaces, and pedestrian areas shall strive for surface materials and colorings which blend with the natural ground plane to the greatest extent practical considering their intended function. i. The visual prominence of all buildings and structures shall be lessened through the use of architectural form, style, external materials, colors and other appropriate measures. j. All signage shall have a consistent graphic design theme. Thematic variations would be appropriate considering the desired hierarchy of information to be conveyed, such as informational, directional, safety, etc. k. Lighting of signs shall be kept to the minimum required by safety and functional necessity. If lighting of signs is required, the signs shall not be internally illuminated. l. Visibility of proposed and existing wireless communication facilities and equipment shall be reduced by coloring all visible components to blend with the surroundings and by screen planting. m. All proposed overhead utilities shall be placed underground to the greatest extent feasible. Where undergrounding is not feasible, their noticeability shall be minimized by placement in low visibility areas as much as possible. Required overhead utility poles shall be wood or wood-colored metal. 			

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
	<ul style="list-style-type: none"> n. Existing overhead utilities shall be placed underground as future funding allows. A systematic strategy shall be developed for future utility undergrounding based on aesthetic priorities, opportunities created due to other construction work, maintenance benefits, and funding availability. o. Lighting within the NCP shall be based on the lowest level required by safety and functional needs. Light poles and fixtures shall be consistent with the park's established design theme. Where appropriate, low-height bollard style lighting should be used. Motion detectors should be utilized instead of continuous illumination for security lighting where appropriate and feasible. p. All site amenities and furnishings such as benches, tables, shade structures, drinking fountains, bicycle racks, bollards and road delineators shall be consistent with the park's established design theme. q. Noticeability of required security fencing as well as general functional-area fencing shall be minimized to the greatest extent possible through placement and the use of materials, color, and screen planting as appropriate. Standard un-coated galvanized chain-link fencing shall not be used. Razor-wire and barbed-wire shall not be used. Fencing and railing related to accessibility and safety shall adhere to Americans with Disabilities Act and other legally required ordinances. r. Landscaping and other planting shall be used generously throughout the NCP to reduce overall visibility and noticeability of structures, parking lots and parked vehicles, paved surfaces, and to visually blend the built components of the NCP with the natural setting. s. Landscaping shall primarily use native plant material. t. Oak tree planting areas as described in the Master Plan shall be planted as part of the first phase of new park improvements to the greatest extent possible. 			

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
AES/mm-3	<p>Prior to approval of the final design and development plan for the community center and gymnasium, architectural plans of the community center and gymnasium shall be submitted showing the following:</p> <ul style="list-style-type: none"> a. All facades should emphasize three-dimensional articulation to provide vertical, horizontal, and depth relief. b. The architectural style shall be consistent with the Design Guidelines described in mitigation measure AES/mm-2. c. Roofs should be varied and lessen the buildings' apparent height and mass. d. Roof materials and colors shall complement the building's architectural style. e. Roof-mounted equipment shall be screened to not be visible from public areas at the ground level and areas at higher elevations. f. Building colors and materials shall be visually compatible with the area. 	Review and approval of plans	Prior to final design of community center/ gymnasium	County Parks
AES/mm-4	<p>Prior to approval of the final design and development plan for the community center and gymnasium, landscape plans shall be submitted for review and approval. The plan shall be developed and signed by a licensed landscape architect and shall include the following:</p> <ul style="list-style-type: none"> a. Screen planting along the north, south and east sides of the community center and gymnasium buildings. b. Screen planting shall reduce the visual scale of the buildings and visually blend the buildings with the natural setting. c. Planting shall visually screen a minimum of 50% of the community center and gymnasium buildings within seven years after construction. 	Review and approval of plans	Prior to final design of community center/ gymnasium	County Parks
AES/mm-5	<p>Mature trees shall be saved to the greatest extent possible. Tree protection measures shall be implemented which include at a minimum the following:</p>	Review and approval of plans; field inspection	Prior to final design of grading and construction plans;	County Parks

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
	<ul style="list-style-type: none"> a. All mature trees in the vicinity of development shall be identified on preliminary site plans and final design plans. b. A tree preservation plan shall be prepared to be used as guidance throughout the life of the project. c. Project elements shall be sited to avoid existing trees to the greatest extent feasible. d. Earthwork shall be minimized in the vicinity of existing trees to the greatest extent feasible. e. Tree wells and slope-warping shall be used where appropriate to avoid impacts to root systems. 		during grading and construction activities	
AES/mm-6	<p>Prior to approval of the final design and development plan for the multi-use sports field lighting, a comprehensive multi-use sports field lighting plan shall be submitted for review and approval. The multi-use sports field lighting plan shall be based on a photometric study prepared by a qualified engineer who is an active member of the Illuminating Engineering Society of North America. The multi-use sports field lighting plan shall be prepared using guidance and best practices endorsed by the International Dark Sky Association. The multi-use sports field lighting plan shall include the following in conjunction with other measures as determined by the illumination engineer:</p> <ul style="list-style-type: none"> a. The photometric study shall investigate different configurations of pole heights, pole spacing, and other variables which would result in the least amount of light visibility for the neighborhood south of the park. b. The point source of all sports field lighting shall be completely shielded from off-site views. c. Light trespass from sports field lighting shall be minimized by directing light downward and utilizing full cut-off fixtures or shields. d. Lumination from lights shall be the lowest level allowed by public safety standards. e. Any required lighting poles and related fixtures shall have a non-reflective finish. f. The lighting plan shall consider effects on wildlife in 	Review and approval of lighting plan; field inspection	Prior to final design of multi-use sports fields; upon installation of field lighting	County Parks

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
	the surrounding area.			
AES/mm-7	Prior to implementation of the Master Plan, lighting plans shall be submitted for review and approval consistent with the following: <ul style="list-style-type: none"> a. The point source of all recreational and exterior lighting shall be shielded from off-site views. b. All required security lights shall utilize motion detector activation where feasible. c. Light trespass from recreational and exterior lights shall be minimized by directing light downward and utilizing full cut-off fixtures or shields. 	Review and approval of lighting plan; field inspection	Prior to final design of exterior lighting; upon installation of exterior lighting	County Parks
AES/mm-8	Prior to approval of the final design and development plan, an erosion control and slope revegetation plan shall be submitted for review and approval consistent with the following: <ul style="list-style-type: none"> a. At a minimum, vegetative erosion control shall be applied to all areas disturbed by construction. b. The outer fringe areas of the multi-use sports fields cut slopes shall be revegetated with dune chaparral to blend with the adjacent natural landcover. c. After plant establishment and/or establishment of erosion control, no or little supplemental irrigation shall be applied to the multi-use sports fields cut and fill slopes. d. Vegetation on the fringe slopes surrounding the multi-use sports fields and the stormwater basins shall not be mowed other than to comply with California Department of Forestry and Fire Protection (CAL FIRE) safety requirements. 	Review and approval of plans; field inspection	Prior to final design of the multi-use sports fields; upon implementation of plan	County Parks
Air Quality				
AQ/mm-1	Prior to initiation of construction, the General Services Agency shall ensure that all required PM ₁₀ measures are shown on applicable grading or construction plans. In addition, the General Services Agency shall designate personnel to insure compliance and monitor the effectiveness of the required dust	Review and approval of plans; field inspection	Prior to ground disturbance; during grading activities	County Parks, San Luis Obispo APCD

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
	<p>control measures (as conditions dictate, monitor duties may be necessary on weekends and holidays to insure compliance); the name and telephone number of the designated monitor(s) shall be provided to the SLOAPCD prior to construction. PM10 measures shall include:</p> <ul style="list-style-type: none"> a. Reduce the amount of the 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 would be required whenever wind speeds exceed 15 miles per hour (mph). Reclaimed (nonpotable) water should be used whenever possible; c. All dirt stock-pile areas should be sprayed daily as needed; d. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities; e. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast-germinating native grass seed and watered until vegetation is established; f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the SLOAPCD; g. All roadways, parking areas, and pathways to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used; h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site; i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance 			

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	<p>between top of load and top of trailer) in accordance with California Vehicle Code Section 23114.</p> <ul style="list-style-type: none"> j. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site; k. Sweep streets at the end of each day if visible soil material is carried on to adjacent paved roads. Water sweepers with reclaimed water should be used where feasible; l. The General Services Agency shall designate a person or persons to monitor the fugitive dust emission and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emission below 20% opacity, and to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the SLOAPCD Compliance Division prior to the start of any grading, earthwork, or demolition. 			
AQ/mm-2	<p>Prior to construction of the community center, ranger residence, restrooms, and swimming pool, the following measures (or similar measures meeting the intent of energy efficiency) shall be incorporated into the building and landscaping plans to the maximum extent feasible:</p> <ul style="list-style-type: none"> a. Plan for a transit stop and associated amenities (i.e., covered turnout, direct pedestrian access, covered bench, smart signage, route information displays, and lighting); b. Incorporate outdoor electrical outlets to encourage the use of electric appliances and tools. c. Trusses for south-facing portions of roofs shall be designed to handle dead weight loads of standard solar photovoltaic panels. Roof design shall include sufficient south-facing roof surface, based on structures size and use, to accommodate adequate solar panels. For south-facing roof pitches, the closest standard roof pitch to the ideal average solar exposure 	Review and approval of plans; field inspection	Prior to construction of community center, ranger residence, restrooms, and swimming pool	County Parks

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
	<p>shall be used.</p> <ul style="list-style-type: none"> d. Increase the building energy rating by 20% above Title 24 (2011) requirements. Measures used to reach the 20% rating cannot be double counted. e. Plant drought tolerant, native deciduous shade trees along southern exposures of buildings to reduce energy use to cool buildings in summer and allow for solar warming in the winter. Maintain trees for the life of the project. f. Utilize green building materials that are resource efficient, recycled, sustainable, and available locally if feasible. g. Install high efficiency heating and cooling systems. h. Orient building to be aligned north/south to reduce energy used to cool buildings in the summer. i. Design building to include roof overhangs that are sufficient to block the high summer sun, but not the lower winter sun, from penetrating south facing windows. j. Utilize high efficiency gas or solar water heaters, and energy efficient appliances. k. Utilize double paned windows. l. Utilize low energy exterior lighting. m. Utilize low energy efficient interior lighting. n. Utilize low energy traffic signals (i.e., light emitting diode). o. Install door sweeps and weather stripping if more efficient doors and windows are not available. p. Install energy-reducing programmable thermostats. q. Use roofing material with a solar reflectance values meeting the U.S. Environmental Protection Agency (EPA)/Department of Energy (DOE) Energy Star® rating to reduce summer cooling needs. r. Use native plants that do not require supplemental watering once established and are low ROG emitting. s. Provide and require the use of battery powered or 			

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	<p>electric landscape and turf maintenance equipment.</p> <ul style="list-style-type: none"> t. Use clean engine technologies (e.g., alternative fuel, electrification) engines that are not subject to regulations. u. Provide valet bicycle parking at community event centers, as feasible. 			
AQ/mm-3	<p>Prior to initiation of construction, the General Services Agency shall ensure that all idling restrictions are shown on applicable grading and construction plans:</p> <ul style="list-style-type: none"> a. Staging and queuing areas shall not be located within 1,000 feet of offsite sensitive receptors; b. Diesel idling within 1,000 feet of sensitive receptors is not permitted (i.e., the operators shall turn the equipment off when there is a break in the work that the equipment is accomplishing); c. Use of alternative fueled equipment is recommended whenever possible; and, d. Signs that specify the no idling requirements must be posted and enforced at the construction site. 	Review and approval of plans; field inspection	Prior to ground disturbance; during grading and construction activities	County Parks, San Luis Obispo APCD
AQ/mm-4	<p>Prior to removal or demolition of any buildings or utility pipes, the General Services Agency shall provide evidence they have contacted SLOAPCD to determine: a) what regulatory jurisdictions apply to the proposed demolition, such as the National Emission Standard for Hazardous Air Pollutants (NESHAP; 40 Code of Federal Regulations [CFR] 61, Subpart M – Asbestos); b) District notification requirements; c) the need for an asbestos survey conducted by Certified Asbestos Inspector; and d) applicable removal and disposal requirements of the asbestos-containing material.</p>	Submit documentation to San Luis Obispo APCD	Prior to removal or demolition activities	County Parks, San Luis Obispo APCD
AQ/mm-5	<p>Prior to initiation of construction, the General Services Agency shall:</p> <ul style="list-style-type: none"> a. Conduct a geologic analysis to ensure the presence/absence of serpentine rock onsite. The geologic analysis shall identify if naturally occurring asbestos is contained within the serpentine rock 	Submit documentation to San Luis Obispo APCD	Prior to grading and construction	County Parks, San Luis Obispo APCD

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
	<p>onsite; and, if found, the applicant must comply with all requirements outlined in the Asbestos Airborne Toxic Control Measures (ATCM). In addition, the applicants shall work with the SLOAPCD to prepare a SLOAPCD-approved Asbestos Health and Safety Program and an Asbestos Dust Control Plan prior to development plan approval.</p>			
Biological Resources				
BR/mm-1	<p>Prior to all ground-disturbing activities within sensitive areas, a qualified biologist shall provide pre-construction training to all workers involved in site activities. This training shall consist of instruction on special-status species with potential to occur on the property and their habitats. Workers shall be instructed as to appropriate contacts and how to proceed if special-status species are observed on the project site.</p>	<p>Provide documentation of training materials and sign-in sheet</p>	<p>Prior to ground disturbance within sensitive areas</p>	<p>Biological monitor, County Parks</p>
BR/mm-2	<p>Prior to site disturbance, the County shall prepare a Special-status Plant Mitigation Plan that provides for the propagation, planting, and monitoring of sand mesa manzanita at a 5:1 replacement ratio if it is determined that these specimens cannot be avoided during construction activities. The mitigation plan shall detail methods for transplanting, propagating, planting, and maintaining the special-status plant species that would be impacted. The replant area should be located at the biological mitigation receptor site (5.6 acres). To ensure the success of any planted or transplanted individuals, the mitigation program will include monitoring and reporting guidelines.</p>	<p>Review and approval of plan, field inspection</p>	<p>Prior to ground disturbance within sensitive areas, during implementation of mitigation program</p>	<p>Biological monitor, County Parks, County Environmental Coordinator</p>
BR/mm-3	<p>A biological monitor qualified to capture and move legless lizards and coast horned lizards shall be present during all initial ground-disturbing activities, such as grading, excavation and vegetation removal. Improvements within the existing park infrastructure are not expected to impact these species, however, construction associated with the construction of the proposed field sport, basins, equestrian facilities, trails, picnic, and community center areas shall require a biological monitor. The monitor shall capture and relocate silvery legless lizards</p>	<p>Provide verification of biological monitor, provide documentation of monitoring activities</p>	<p>Prior to ground disturbance</p>	<p>Biological monitor, County Parks</p>

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
	<p>and Coast horned lizards disturbed during tree clearance vegetation clearing and initial site grading. In addition, the monitor shall rake loose soil within oak woodlands, coastal scrub and maritime chaparral prior to excavation to find and move legless lizards. Efforts shall focus on relocation of silvery legless lizards and Coast horned lizards to safe habitat outside disturbance areas.</p>			
BR/mm-4	<p>Prior to all ground-disturbance within Maritime Chaparral and Oak Woodland Habitat for proposed trail work, the following measures shall be implemented to minimize adverse impacts to Monterey dusky-footed woodrat. Removal of the woodrat nest would result in adverse impacts to the individuals occupying the nests. If future site improvements would impact any of the observed woodrat nests, the applicant should implement the following minimization measures.</p> <ul style="list-style-type: none"> a. A County-approved biologist should assist in the removal of the nest after September 1 and before February 15. Under supervision of the biologist, the operators should remove all vegetation and other woodrat shelter within the area that surround the woodrat nest to be removed. b. Upon completion of clearing the adjacent woodrat shelter, the operator should gently nudge the intact nest with equipment or long handled tools. The operators should place their equipment within the previously cleared area and not within undisturbed woodrat shelter area. The objective is to alarm the woodrats so that they evacuate the nest and scatter away from the equipment and into undisturbed habitat. <p>Once the woodrats have evacuated the nest, the operator should gently pick up the structure with a front loader and move it to the nearest undisturbed habitat. The objective of moving the structure is to provide the displaced woodrats with a stockpile of material to scavenge while they build a new nest; consequently, jeopardizing the integrity of the structure is not an issue.</p>	Provide verification of biological monitor, field inspection	Prior to ground disturbance within maritime chaparral and oak woodland	Biological monitor, County Parks

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
BR/mm-5	<p>Prior to implementation of trail improvements, the County shall develop a Habitat Restoration Plan (HRP) for review and approval by the CDFG and the County Environmental Coordinator. The HRP shall be prepared by a qualified biologist and/or botanist and shall detail the methods for restoring or enhancing any areas of maritime chaparral habitat impacted within the NCP. The goal of the HRP shall be to mitigate any temporary or permanent impacts to maritime chaparral at the biological mitigation receptor site (5.6 acres). At a minimum, the HRP shall allow for the following mitigation ratios, site protection measures, and monitoring requirements:</p> <ul style="list-style-type: none"> a. 2:1 restoration ratio for permanent and temporary impacts to intact maritime chaparral (for every one acre of intact maritime chaparral that is temporarily or permanently impacted, the County shall restore or enhance two acres of maritime chaparral at the biological mitigation receptor site (5.6 acres) located within the NCP. b. The HRP shall include a site maintenance schedule, including weed abatement strategies and Best Management Practices. <ul style="list-style-type: none"> 1. Maintenance shall be conducted bi-monthly for the first three years or until the County Environmental Coordinator determines that further maintenance is not required. The maintenance period will begin immediately upon completion of the mitigation planting, and will continue for a three-year period. At the end of three years, the appropriate regulatory resource agencies will review the monitoring reports, evaluate whether the performance standards have been met, and determine whether the maintenance period will be ended or extended. 2. Water will be supplied to planted materials during the initial planting period. Supplemental water will be supplied on an as needed basis until the Environmental Coordinator determines that the plantings are self-sustaining. 	Review and approval of plan; field inspection	Prior to implementation of trail improvements, during implementation of mitigation program	Biological monitor, County Parks, County Environmental Coordinator

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
	<ol style="list-style-type: none"> 3. Weed control will be necessary to minimize competition from exotic plants. Additional weed abatement will be required during the maintenance period. Weeds shall be removed by hand or through herbicide applications. If herbicide applications are necessary, they will be conducted by an individual holding a valid Qualified Applicators License. Weeding activities will be performed bi-monthly or until the County Environmental Coordinator determines that the plantings are self-sustaining. 4. Removal of trash and litter will occur on a regular basis during the maintenance period. Non-fruiting organic debris created from hand removal of weeds may be left on-site if it will not significantly impact the establishment of native seedlings. However, noxious weed debris will be disposed of off-site to avoid further invasions of the exotic species. 5. Due to the sites proximity to public access, vandalism may be a problem. If vandalism occurs at the site and plants are removed or trampled, the County will replace the vandalized plants and take appropriate actions to prohibit further vandalism. 6. The County Environmental Coordinator will adjust specific replanting requirements if needed, including species, quantities, and schedules. Species selection will be consistent with those currently occupying the immediate area and at the direction of the Environmental Coordinator. Any replanted vegetation will be monitored until the County Environmental Coordinator determines that the plantings are self-sustaining. 7. At the discretion of the Environmental Coordinator, a single application of fertilizer may be included with the initial plant 			

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	<p>installation. Subsequent applications, while not anticipated, are at the discretion of the Environmental Coordinator.</p> <p>c. The HRP shall include clearly defined restoration goals, annual performance standards and final success criteria.</p> <ol style="list-style-type: none"> 1. In order to accomplish restoration goals and objectives, a monitoring program will provide both quantitative and qualitative data to be used to determine the success of the mitigation and restoration areas. The County Environmental Coordinator will evaluate data indicating the relationship between actual site conditions and the performance criteria. Field monitoring and sampling will be followed by preparation of annual reports that include photo-documentation and evaluation of the success of the mitigation effort based on whether or not the annual performance goals for that year were met. 2. The County's Environmental Coordinator will perform general monitoring site visits bi-monthly during the first three years after planting, and semi-annually for the last two years of the monitoring program (refer to Table 4.3-4). General monitoring visits can be conducted concurrently with maintenance visits. The focus of general monitoring visits is to assess the restoration and mitigation area's need for water or other maintenance related issues. 3. The County Environmental Coordinator will perform biological monitoring data collection annually throughout the five year monitoring program. The focus of the biological monitoring visits is to collect quantitative data that will provide an assessment of the sites vegetative cover and plant growth 4. Annual performance standards have been 			

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	<p>established to ensure a successful mitigation effort. The performance standards are based on the vegetative structure found on-site prior to construction related disturbances. Table 4.3-4 lists the annual performance standards for growth and survival of planted species that are proposed for the mitigation and restoration areas.</p> <p>d. All restoration activities shall be monitored by a qualified biologist/Environmental Coordinator for a minimum of five years or until the final success criteria are attained.</p> <p>1. At the end of the five-year monitoring period, the site will be evaluated to determine if the success criteria have been met. If the program is determined to be unsuccessful, the County Environmental Coordinator will recommend appropriate contingency measures. The mitigation site will not be considered successful until CDFG has provided written verification that the final success criteria have been met.</p> <table border="1" data-bbox="422 898 1045 1341"> <thead> <tr> <th>Performance Standards</th> <th>Year 1</th> <th>Year 2</th> <th>Year 3</th> <th>Year 4</th> <th>Year 5</th> </tr> </thead> <tbody> <tr> <td>Total Percent of Native Cover</td> <td>20%</td> <td>25%</td> <td>30%</td> <td>40%</td> <td>50%</td> </tr> <tr> <td>Average Vigor Rating (see below)</td> <td>1,2</td> <td>1,2</td> <td>1,2</td> <td>1,2</td> <td>1,2</td> </tr> <tr> <td>Percent of Non-Native Cover (excluding annual grasses)</td> <td><60%</td> <td><60%</td> <td><45%</td> <td><25%</td> <td><25%</td> </tr> <tr> <td>Plant Survival</td> <td>90%</td> <td>85%</td> <td>80%</td> <td>80%</td> <td>80%</td> </tr> </tbody> </table> <p>Notes: The mitigation site must be self-sustaining (i.e., no maintenance or artificial irrigation) for a minimum of two years to be considered</p>	Performance Standards	Year 1	Year 2	Year 3	Year 4	Year 5	Total Percent of Native Cover	20%	25%	30%	40%	50%	Average Vigor Rating (see below)	1,2	1,2	1,2	1,2	1,2	Percent of Non-Native Cover (excluding annual grasses)	<60%	<60%	<45%	<25%	<25%	Plant Survival	90%	85%	80%	80%	80%			
Performance Standards	Year 1	Year 2	Year 3	Year 4	Year 5																													
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Plant Survival	90%	85%	80%	80%	80%																													

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
	<p>successful.</p> <p>Plant survivorship may include original plantings, remedial plantings, or volunteers.</p> <p>Any remedial plantings will be monitored for five years from the date of installation or until the Environmental Coordinator determines that they are self-sustaining.</p> <p>Plant vigor and survival in the restoration and mitigation area will be monitored annually for five-years following plant installation. A plant is considered “surviving” if at least half of the foliage (or stem if deciduous) is green and flexible. Plant vigor will be measured as follows:</p> <ul style="list-style-type: none"> ▪ 1 = excellent – vigorous healthy plant (no necrotic or chlorotic leaves) ▪ 2 = good – plant healthy with limited signs of vigorous growth ▪ 3 = adequate – plant healthy with no signs of vigorous growth and some necrosis or other damage present ▪ 4 = poor – low vitality, or main stem dead but basal sprouts emerging ▪ 5 = dead – no evidence of recovery <p>2. Plant survival calculations will be based on the number of individual plants installed. Percent survival will be obtained by counting the number of surviving plants and dividing the result by the number of plants installed (initial and remedial installations).</p> <p>3. Percent cover of native species will be obtained annually throughout the five year monitoring program. Percent cover calculations must be determined by a documented and field proven vegetation monitoring method such as Daubenmire, Braun-Blanquet, line-intercept, or similar.</p> <p>4. Another important monitoring activity is to</p>			

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
	<p>detect the presence and advance of invasive plant species, such as introduced pioneer species commonly found in disturbed areas. Russian thistle, perennial mustard, or other non-native species can also invade the restoration areas if left unchecked. Monitoring activities will determine the presence of such species and if action is required to control their advance.</p> <ol style="list-style-type: none"> 5. All wildlife observed in and around the restoration will be documented as to species, number, and functional use of habitat (i.e., feeding, nesting, etc.). Observations of the general habitat quality will be documented. 6. Permanent photo points will be established throughout the mitigation site to assist in tracking the success of the mitigation program. Permanent photo points will be established during the preparation of the as-built planting plan, and ground view photos will be taken during each monitoring year from the same vantage point. 7. Typically, CDFG requires a mitigation and restoration completion report to be submitted at the end of three years. The applicant is responsible for preparing and submitting the report to CDFG within 30 days of the end of the three year maintenance program. The report must include photo documentation and detail the progression of the revegetation efforts. 8. The annual reports must quantify growth and progress of the restoration plantings to determine if the performance criteria have been met. All three of the required reports must include photographs that document the revegetation progress over time. 			

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
BR/mm-6	<p>Prior to implementation of trail improvements, the County shall retain a qualified biologist/botanist to supervise the implementation of the HRP. The qualified biologist/botanist shall supervise site preparation, implementation timing, species utilized, planting installation, maintenance, monitoring, and reporting of the revegetation/restoration efforts. The qualified biologist/botanist shall prepare and submit four annual reports and one final monitoring report to the County for review and approval by the County Environmental Coordinator. The annual and final monitoring reports shall include discussions of the restoration activities, project photographs, and an assessment of the restoration efforts attainment of the success criteria.</p>	<p>Submit annual reports and final monitoring report</p>	<p>Annual during implementation of monitoring program</p>	<p>Biological monitor, County Parks, County Environmental Coordinator</p>
BR/mm-7	<p>Prior to site disturbance and grading activities, the County shall submit an Oak Woodland Protection and Restoration Plan to be reviewed and approved by the County Environmental Coordinator. Oak woodland restoration shall be accomplished through one of three options: 1) replanting of oak trees removed from the oak woodland at the biological mitigation receptor site; 2) providing for the protection of oak woodland habitat in perpetuity through acquisition or donation of a conservation easement that includes at least 2,000 square feet per tree removed; or 3) providing funds to the California Wildlife Conservation Board to be used for the purchase of Oak Woodland Conservation Easements. If Option 1 is selected, it may account for no more than 50% of the required mitigation required for oak woodland impacts and a conservation easement (or similar measure) shall apply. The biological mitigation receptor site is 5.6 acres.</p>	<p>Review and approval of plan</p>	<p>Prior to ground disturbance</p>	<p>County Parks, County Environmental Coordinator</p>
BR/mm-8	<p>The Oak Woodland Protection and Restoration Plan shall include the following:</p> <ul style="list-style-type: none"> a. For onsite planting and protection purposes, oak trees removed shall be replaced at a minimum 4:1 ratio, and impacted trees shall be replaced at a 2:1 ratio. b. 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 	<p>Review and approval of plan; field inspection</p>	<p>Prior to ground disturbance, during implementation of protection and restoration plan</p>	<p>Biological monitor, County Parks, County Environmental Coordinator</p>

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
	<p>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 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>c. 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. 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; and on north-facing slopes. 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 3-foot radius from the tree or installation of a staked “weed mat” or weed-free mulch) and a temporary watering program, 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 Environmental Coordinator by October 15 each year.</p>			

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
BR/mm-9	<p>To mitigate the balance of the oak woodland impact, one of the following measures, or a combination thereof shall be used:</p> <ul style="list-style-type: none"> a. Prior to site disturbance and grading activities, the County shall record a conservation easement that protects 2000 square feet of existing oak woodland habitat for each tree removed from the oak woodland in perpetuity. The conservation easement shall be controlled by a qualified conservation organization approved by the County Environmental Coordinator. Potential conservation organizations include but are not limited to: The Nature Conservancy, San Luis Obispo Land Conservancy, or the Cambria Land Trust. This mitigation measure may be used to satisfy the mitigation requirement for oak woodland impacts. b. If the County is not able to establish a conservation easement, the applicant shall provide funding to the California Wildlife Conservation Board or other County-approved entity to be used for the purchase of Oak Woodland Habitat Conservation Easements (currently established at \$970.00 for each tree removed and \$485.00 per impacted tree). This mitigation measure may be used to satisfy the mitigation requirement for the oak woodland impact. <p>If the County is not able to establish a conservation easement, or provide funding as noted in (b) above, the County may use a grant awarded pursuant to the Oak Woodlands Conservation Act (Article 3.5 [commencing with Section 1360] of Chapter 4 of Division 2 of the Fish and Game Code) to prepare an oak conservation element for a general plan, an oak protection ordinance, or an oak woodlands management plan, or amendments thereto, that meets the requirements of Senate Bill 1334.</p>	Provide documentation of easement, provision of funding	Prior to ground disturbance	County Parks, County Environmental Coordinator
BR/mm-10	<p>Prior to site disturbance and grading activities, the County shall prepare an Oak Tree Inventory, Avoidance, and Protection Plan as outlined herein. The plan shall be reviewed by a County-approved biologist and/or arborist, and shall include the following items:</p> <ul style="list-style-type: none"> a. Comprehensive Oak Tree Inventory. This shall include 	Review and approval of plan; field inspection	Prior to ground disturbance within sensitive areas, during implementation of mitigation program	Biological monitor, County Parks, County Environmental Coordinator

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
	<p>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 plans. 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 plans and cross-referenced to data tables described in item a. 3. The location of proposed structures, utilities, driveways, grading, retaining walls, outbuildings, 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. <p>b. Oak Tree Avoidance Measures. Grading and development within proposed project 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.</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 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 the distance from the tree base of the average measurement taken from the tree base to the edge of the canopy/dripline. At a minimum, the critical root zone shall be the distance from the trunk to the drip line of the 			

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
	<p>tree.</p> <ol style="list-style-type: none"> <li data-bbox="520 337 1073 776">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. <li data-bbox="520 786 1073 1084">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 “establishing” new tree or native compatible plants for up to seven 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). <li data-bbox="520 1094 1073 1393">4. The County shall minimize trimming of oak trees to remain onsite. 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 			

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
	<p>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% or less is best, 25% 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>			
BR/mm-11	<p>Removal of vegetation and pruning of trees shall be conducted in the fall and winter (between September 1 and February 28), if possible, after fledging and before the initiation of avian breeding activities. 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. Tree removal in riparian zones shall be monitored and documented by the biological monitor regardless of time of year.</p>	Field verification	Prior to vegetation removal, tree removal, or tree trimming	Biological monitor, County Parks, County Environmental Coordinator, California Department of Fish and Game (if required)
BR/mm-12	<p>If tree removal occurs between September 1 and March 1, within seven days of ground disturbance or tree removal/trimming activities, a survey for wintering raptors shall be conducted. If surveys do not locate wintering raptors, construction activities may be conducted. If wintering raptors are located, construction activities shall observe a 500-foot</p>	Field verification	Prior to tree removal or tree trimming	Biological monitor, County Parks, County Environmental Coordinator, California Department of Fish and Game (if required)

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
	buffer for the wintering location(s). A pre-construction survey report shall be submitted to the County Environmental Coordinator immediately upon completion of the survey. The report shall detail appropriate fencing or flagging of the buffer zone and make recommendations on additional monitoring requirements.			
BR/mm-13	Within two weeks prior to tree removal, a qualified biologist shall conduct a pre-construction survey for pallid bat and/or other roosting bats. If bats are not found, tree removal can proceed. If bats are observed, bat exclusion measures shall be instituted prior to disturbance. If maternal bat colonies are found they shall not be disturbed until young bats have left the site. Subsequently bat exclusion measures shall be instituted prior to disturbance.	Field verification	Prior to tree removal or tree trimming	Biological monitor, County Parks, County Environmental Coordinator, California Department of Fish and Game (if required)
Cultural Resources				
CR/mm-1	Prior to construction, the General Services Agency shall submit a monitoring plan, prepared by a subsurface-qualified historical archaeologist, for the review and approval by the Environmental Coordinator. The monitoring plan shall include at a minimum: <ul style="list-style-type: none"> a. List of personnel involved in the monitoring activities; b. Description of how the monitoring shall occur; c. Description of frequency of monitoring (e.g. 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. 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. 	Review and approval of monitoring plan	Prior to ground disturbance within sensitive area	County Parks, County Environmental Coordinator
CR/mm-2	During all ground disturbing construction activities, the General Services Agency shall retain a qualified historical archaeologist (approved by the Environmental Coordinator) to monitor earth	Field inspection, documentation of monitoring activities	During ground disturbance within sensitive site	Archaeological Monitor, County Parks, County Environmental

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
	<p>disturbing activities within the documented historical site, per the approved monitoring plan. If any significant historical resources are found during monitoring, work shall stop within the immediate vicinity (precise area to be determined by the historical archaeologist in the field) of the resource until such time as the resource can be evaluated by the historical archaeologist or any other appropriate individuals. The historical archaeologist shall be allowed the time and funds necessary to document and retrieve any significant cultural materials that are unearthed.</p>			Coordinator
CR/mm-3	<p>Upon completion of all monitoring/mitigation activities, and prior to final inspection (whichever occurs first), the consulting historical archaeologist shall submit a report to the Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met.</p>	Submit monitoring report	Upon completion of monitoring activities	Archaeological Monitor, County Parks, County Environmental Coordinator
CR/mm-4	<p>In the event archeological resources are unearthed or discovered during any construction activities, the following standards apply:</p> <ul style="list-style-type: none"> a. Construction activities shall cease, and the Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law. b. In the event archeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the County Coroner shall be notified in addition to the Department so proper disposition may be accomplished. 	Include measure on grading plans, field inspection	During ground disturbance	County Parks, Environmental Coordinator
Geology, Soils, and Drainage				
GSD/mm-1	<p>Prior to initiation of each phase of development for major amenities requiring structural improvements and/or major grading (i.e., sports fields, parking, amphitheater(s),</p>	Submit report, review and approve plans, field inspection	Prior to grading and construction of major amenities, during	County Parks

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
	playgrounds, restrooms, pre-school and administration building, gymnasium, recreation center, pool, skate park, and courts), and as required by the County Environmental Coordinator, County Parks shall prepare project-specific geo-technical reports. The reports shall investigate subsurface conditions within areas proposed for structural development and the findings and recommendations shall be incorporated into grading and construction plans, as appropriate.		construction	
GSD/mm-2	<p>Prior to initiation of construction, the General Services Agency shall prepare a site-specific erosion and sedimentation control plan. The plan shall include measures addressing short-term, construction related effects, and long-term soil stabilization. Grading and construction shall be conducted during the dry season (April through September) if possible. In the event grading occurs during the wet season (October through April), the following measures shall be incorporated into applicable grading and construction plans, and implemented prior to ground disturbance:</p> <ul style="list-style-type: none"> a. Incorporate the use of silt fences, straw bales, perimeter ditches, water bars, temporary culverts and swales, sediment traps, minimal grading concepts, and similar techniques appropriate for the site. b. Erosion and sediment transport control structures shall be in place prior to the onset of seasonal rains. c. Restoration and re-vegetation of graded areas and unprotected slopes shall be completed as soon as possible following site disturbance. 	Review and approve plans, field inspection	Prior to ground disturbance, during construction	County Parks
GSD/mm-3	Prior to implementation of the first phase of the Master Plan, County Parks shall prepare a stormwater drainage plan, for inclusion in the Master Plan. The plan shall include a schedule for regular maintenance checks, and incorporate additional improvements to existing facilities, including the installation of trash gates on drainage pipes, interception and dissipation of stormwater flow from impervious surfaces, and installation of storm drain inlets and engineered drainage courses.	Review and approve plans, field inspection	Prior to ground disturbance, during construction	County Parks

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
<i>Hazards and Hazardous Materials</i>				
HM/mm-1	<p>Prior to initiation of construction, the General Services Agency shall ensure that all required BMPs are shown on applicable grading or construction plans. In addition, the General Services Agency shall designate personnel to insure compliance and monitor the effectiveness of the required BMPs, which shall include:</p> <ul style="list-style-type: none"> a. Prior to construction, staging and refueling areas shall be designated on applicable plans. b. Equipment refueling shall be done in non-sensitive areas at least 100 feet from any residence, school, and library, and such that any spills can be easily and quickly contained and cleaned up. Any necessary remedial work shall be done immediately to avoid surface or ground water contamination. c. Prior to commencement of grading/construction activities, the County shall ensure that a plan is in place for prompt and effective response to any accidental spills. All workers will be informed of the importance of preventing spills and of the appropriate measures to take should a spill occur. 	Review and approve plans, field inspection	Prior to ground disturbance, during construction	County Parks
HM/mm-2	<p>Prior to initiation of ground disturbance or construction within 400 feet of the edge of West Tefft Street, within the Nipomo Community Park, the General Services Agency shall ensure compliance with the following measures:</p> <ul style="list-style-type: none"> a. Upon identification of a structure footprint or area of disturbance, exploratory trenches or borings shall be excavated to determine the presence or absence of dumped materials. Samples of the debris and soil shall be collected for laboratory analysis to evaluate whether the materials present any health or environmental concerns. b. Soil gas testing shall be conducted in and around any proposed building footprint to determine whether landfill gas is present, and whether it could accumulate in the finished building. Depending on the results of 	Prepare report documenting testing, results, and remediation actions (if necessary)	Prior to ground disturbance within identified site	County Parks

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
	<p>the soil gas testing, it may be necessary to incorporate design features that will prevent gas accumulation. Measures may include controlling the gas pressure (i.e., passive or active venting to reduce gas concentrations under the structure, venting around the perimeter of the structure, and crawl- space venting); eliminating available entry pathways or leaks (i.e., improving plumbing and caulking to reduce cracks and gaps will reduce entry pathways, install a low-permeability liner around the underground portion of the structure); and, installation of a landfill gas monitoring system.</p> <p>c. Prior to removal or relocation, soil and debris shall be tested for contaminants of potential concern to identify disposal or placement restrictions. Testing shall include analysis for metals, long-chain (semi-volatile) hydrocarbons, and semi-volatile organic compounds. Additional testing may be required depending on the specific nature of the materials to be removed from the site.</p>			
Noise				
N/mm-1	<p>Prior to expansion of the Nipomo Library, the proposed plans shall include the following or similar acoustical design measures to attenuate interior noise by 7 decibels, resulting in a measured interior noise level of 45 decibels or less:</p> <ul style="list-style-type: none"> a. Air conditioning or a mechanical ventilation system. b. Windows and sliding doors mounted in low air infiltration rate frames (0.5 cfm or less, per American National Standards Institute (ANSI) specifications). c. Solid core exterior doors with perimeter weather stripping and threshold seals. d. Exterior walls consist of stucco or brick veneer. Wood siding with a 0.5-inch minimum thickness fiberboard (soundboard) underlayer may also be used. e. Use of dual paned or soundproof glass for windows facing West Tefft Street (or similar measure). 	Review and approval of plans, field inspection	Prior to expansion of Nipomo Library, test noise level prior to operation	County Parks

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
	f. Roof or attic vents facing the south, north, and east shall be baffled.			
N/mm-2	Prior to construction of the skate park, the design plans shall incorporate the following noise reduction measures: <ul style="list-style-type: none"> a. In-ground concrete design to minimize noise generation during use. b. Earthen berm between the skate park and the noise sensitive land uses. c. Fence and lock-able gate surrounding the skate park facility. 	Review and approval of plans	Prior to construction of skate park	County Parks
N/mm-3	During operation of the park, events and activities shall only be permitted during operating hours (6:00 a.m. to 10:00 p.m.). Mowing, use of equipment, and other maintenance activities shall be limited to daytime hours, unless an emergency situation exists. Noise generated by loudspeakers and microphones shall be directed towards the interior of the park, away from surrounding residential areas.	Document in Master Plan, memorandum to park ranger, and include on event permits/rental agreements	During operation, upon hiring of new NCP employees, upon issuance of event permits/rental agreements	County Parks
N/mm-4	In the event substantiated noise complaints are received by the County, and the presence of the onsite ranger and/or park host is not sufficient to address received complaints, County Parks shall develop a park monitor program. The program may include volunteers or paid staff and shall provide for presence during key operations of the skate park to restrict playing of loud music and the use of loud voices. The monitor may be present during operating hours in the summer, and on weekends and afternoons during the winter. To prevent use of the skate park and pool during nighttime hours when the park is closed (10:00 p.m. to 6:00 a.m.), County Parks shall install a fence and locked gate around the skate park or community pool.	Retain copies of substantiated complaints, document response to complaints	Upon receipt of substantiated complaint	County Parks
Public Services and Utilities				
PSU/mm-1	While in the planning stages for development of any facility proposed in the Park Master Plan, and prior to any site disturbance activities related to development of such facilities,	Review and approve plans, field inspection	Prior to final design of park facility	County Parks, County Sheriff

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
	<p>County Parks shall coordinate with the Sheriff’s Department for implementation of design strategies and safety measures to prevent and reduce crime, including “Crime Prevention through Environmental Design” standards and “Lighting and Lighting Systems” guidelines, including the following:</p> <ul style="list-style-type: none"> a. After-hours access points to the park and community center should be protected with adequate security. As admission is necessary for emergency personnel, combinations to locks/lockboxes should be provided to Sheriff’s Department Dispatch; b. Visible signage with hours of operation and any type of regulations should be strategically placed throughout the park, and properly maintained; c. Proper illumination should be provided inside structures, exterior doors, designated parking areas, entry and walkways to deter property crime and provide increased personal safety. Lights should be on timers, and a manual overrides should be available in case of a greater need for light. Proper care should be taken to ensure exterior lighting is properly shielded to prevent illumination that would affect the ambient level of light in the nighttime sky; d. County Parks shall provide the Sheriff’s Department with accurate information indicating what park employees have access to which areas of any structures or access points; e. During construction periods of any significant proposed park facility or amenity, the construction site shall be temporarily fenced off, with signage indicating that the area is off limits to the general public; f. All construction equipment shall be secured at the site after hours, with a complete recorded inventory kept on file; g. Adequate lighting of the construction areas shall be implemented; h. Special care should be taken to avoid creating “hiding places” in alcoves or entry areas; i. Facility design should facilitate a clear view of the 			

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
	<p>exterior of structures from the interior, and vice versa, to allow increased observation of any suspicious activity in either location;</p> <p>j. Sufficient lighting should be installed on the exterior and interior of any structures; and,</p> <p>k. All exterior doors should meet all safety requirements, should be solid core, and have adequate locks.</p>			
Transportation, Circulation, and Traffic				
TR/mm-1	<p>Upon implementation of the NCP Master Plan, the County shall coordinate with the Regional Transportation Authority, and establish a transit stop within Nipomo Community Park, if appropriate.</p>	Document coordination efforts	Upon implementation of Master Plan	County Parks
TR/mm-2	<p>Upon development of high-traffic generating uses, including tennis courts, sports fields, amphitheater, and community center, a during periodic review of the Nipomo Community Park Master Plan, the County shall re-assess the project's effect on the US 101/West Tefft Street interchange.</p> <p>a. In the event the project would have a significant traffic impact, the County shall adopt Transportation Demand Management (TDM) measures for implementation, as necessary, during peak times (Monday through Friday, 4:00 – 6:00 pm) including, but not be limited to: requiring reservation for specific uses, staggered scheduling of starting times for the sports fields, and limiting the size of community center events.</p> <p>b. County Parks shall coordinate with County Public Works to determine the appropriate "in-lieu fees" at the time development is proposed. In the event "in-lieu fees" are determined to be appropriate by Public Works, County Parks shall provide the fees prior to development of high-traffic generating uses (i.e., tennis courts, sports fields, amphitheater, and community center).</p>	Prepare traffic study update	Prior to final design of high-traffic generating uses (i.e., tennis courts, sports fields, amphitheater, community center)	County Parks

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
Water Resources				
WAT/mm-1	<p>During any project resulting in ground disturbance, the County shall ensure that BMPs are included on all grading and construction plans, and implemented during grading and construction activities as suggested by the County LUO. BMPs shall include, but not be limited to, the following:</p> <ul style="list-style-type: none"> a. Staking or flagging of grading footprint to minimize the area of disturbance; b. Designation of staging areas, including equipment and materials storage; c. Fueling of major equipment shall not occur on-site due to nearby sensitive receptors; d. Erosion control barriers shall be applied, such as silt fences, hay bales, drain inlet protection, and gravel bags; e. Existing vegetation shall be preserved to the maximum extent feasible; f. Disturbed areas shall be stabilized with vegetation or hard surface treatments upon completion of construction in any specific area. g. All inactive disturbed soil areas are required to be stabilized with both sediment and temporary erosion control prior to the onset of the rainy season (October 15 to April 15). 	Review and approve plans, field inspection	Prior to ground disturbance, during construction	County Parks
WAT/mm-2	Prior to major grading (ground disturbance exceeding one acre), the County shall prepare and submit a SWPPP to the RWQCB for review and approval. A copy of the plan shall be on-site during all major grading and construction activities.	Review and approve plans, field inspection	Prior to major grading (area exceeding one acre)	County Parks, Regional Water Quality Control Board
WAT/mm-3	Prior to construction of drainage infrastructure, the County shall prepare drainage plans incorporating BMPs and LID strategies suggested by the County LUO to minimize stormwater flow rates and off-site transport of pollutants, including sediment, hydrocarbons, and equestrian waste. BMPs may include, but not be limited to:	Review and approve plans, field inspection	Prior to construction of drainage infrastructure, upon construction of drainage improvements	County Parks, County Public Works

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
	<ul style="list-style-type: none"> a. Minimize parking area by incorporating striped and painted “compact-vehicle” spaces. b. Incorporate grassed swales in lieu of paved curbs and gutters. c. Incorporate the use of alternative pavers, including gravel, cobbles, wood mulch, brick, grass pavers, turf blocks, natural stone, pervious concrete, and porous asphalt. d. Construct bio-retention areas (or raingardens) near parking areas and access roads. e. Incorporate the use of swales to convey stormwater into detention basins (i.e., grassed channel, dry swale, wet swale, biofilter, or bioswale). f. Incorporate the use of infiltration basins in lieu of conventional detention or retention basins. g. Install cisterns or rainbarrels near structures (i.e., library, community center, restrooms) to collect and filter stormwater from roofs and gutters and re-use for nearby landscaping. 			
WAT/mm-4	<p>Prior to expansion or addition of irrigated turf and landscaped areas, the County shall conduct a water survey of existing irrigated turf and landscaped areas, in consultation with the NCSA, that shall include, but not be limited to, the following:</p> <ul style="list-style-type: none"> a. Quantify irrigated areas based on vegetation type (i.e. turf, ornamental landscaping, trees). b. Inspect and inventory the irrigation system, including timers, distribution lines, storage, and other infrastructure, and document needed maintenance and repairs. c. Develop irrigation schedule by month, based on precipitation rate and local climate. d. Document irrigation system performance and landscape conditions. e. Review irrigation schedule. f. Summarize water survey evaluation results and identify water savings recommendations, which shall 	Review and approve water survey evaluation	Prior to expansion of irrigated areas	County Parks, Nipomo Community Services District

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
	achieve a minimum 40% reduction in current water use.			
WAT/mm-5	<p>Prior to expansion or addition of irrigated turf and landscaped areas, the County shall demonstrate compliance with the water survey evaluation water savings recommendations, and shall submit documentation to the NCSD. Water savings recommendations shall be applied to additional irrigated turf and landscaped areas, and may include, but not be limited to the following:</p> <ul style="list-style-type: none"> a. Computerized irrigation controller that can estimate cumulative evapo-transpiration losses to establish the most efficient and effective watering regimes. b. Avoidance of close mowing, overwatering, excessive fertilization, soil compaction and accumulation of thatch. c. Programming watering times for longer and less frequently rather than for short periods and more frequently. d. Installation of tensionmeters at different depths to measure moisture status, which will allow for better estimates on irrigation needs. e. Linking irrigation of the park to the California Irrigation Management Information System (CIMIS) station located at the Woodlands golf course to maximize irrigation efficiency. f. Incorporation of recycled water from the Southland WWTF. 	Review and approve water savings evaluation, field inspection	Prior to expansion of irrigated areas, upon implementation of water savings measures	County Parks, Nipomo Community Services District
WAT/mm-6	Prior to construction of additional restrooms, the County shall retrofit existing toilets and sinks with low-flow appliances. All new appliances shall be low-flow (1.6 gallons per flush).	Review and approve plans, field inspection	Prior to construction of new restroom facilities	County Parks