

# Impact Summary Tables Remediation Project

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**CLASS I Impacts – Proposed Project – Remediation**  
**Impacts That May Not Be Fully Mitigated To Less Than Significant Levels**

(Impacts that must be addressed in a “statement of overriding consideration” if the project is approved in accordance with Sections 15091 and 15093 of the State CEQA Guidelines)

| Impact  | Description of Impact  | Project Phase | Mitigation Measure   | Residual Impact             |
|---|--|---------------|--|-----------------------------|
| <b>HAZARDS AND HAZARDOUS MATERIALS (Section 4.11)</b> |  |               |  |                             |
| HM.4  | Increased aircraft wildlife strike risk due to wetland restoration within the airport Runway Protection Zone and Safety Areas. | Remediation   | HM-4 The applicant shall limit the on-site wetland replacement to a ratio of 1:1 for a total on-site wetland restoration of 46.64 acres (42.93 acres for remediation and 3.71 acres for development area). | Significant and unavoidable |

**CLASS II Impacts – Proposed Project – Remediation**

**Impacts That Can Be Mitigated To Less Than Significant Levels**

(Impacts that must be addressed in Findings that the mitigation measures would reduce the level of impact to insignificant in accordance with Sections 15091 of the State CEQA Guidelines)

| Impact                           | Impact Description   | Project Phase | Mitigation Measures |   | Residual Impact                       |
|----------------------------------|--|---------------|---------------------|---|---------------------------------------|
| <b>AIR QUALITY (Section 4.1)</b> |  |               |                     |   |                                       |
| AQ.1                             | Construction activities associated with remediation could generate ROG + NOx and Diesel PM emissions that exceed SLOAPCD thresholds. | Remediation   | AQ-1a               | <p>Prior to issuance of applicable grading permit, and throughout project construction, as applicable, the Applicant shall implement the following construction emission reduction measures:</p> <ul style="list-style-type: none"> <li>a. Properly maintain all construction equipment according to manufacturer’s specifications;</li> <li>b. Fuel all off-road and portable diesel powered equipment with CARB-certified motor vehicle diesel fuel (non-taxed version suitable for use off-road);</li> <li>c. Use CARB Tier 3 certified diesel construction equipment or cleaner off-road heavy-duty diesel engines, and comply with state Off-Road Regulations;</li> <li>d. Use CARB 2007 or cleaner certified on-road heavy-duty diesel trucks and comply with state On-Road Regulations;</li> <li>e. If construction or trucking companies that are awarded the bid or are subcontractors for the project do not have equipment to meet the above two measures, the impacts from the dirtier equipment shall be addressed through SLOAPCD approved off-site or other mitigation measures;</li> <li>f. All on- and off-road diesel equipment shall not idle for more than 5 minutes. Signs shall be posted in the designated queuing areas and job sites to remind drivers and operators of the 5 minute idling limit;</li> <li>g. Diesel idling within 1,000 feet of sensitive receptors is not permitted or applicable measures shall be employed as per the direction of the SLOCAPCD, including monitoring or low-particulate engine technologies. (Sensitive receptors are defined in the SLOAPCD Handbook as people that have an increased sensitivity to air pollution or environmental contaminants. Sensitive receptor locations include schools, parks and playgrounds, day care centers, nursing homes, hospitals, and residential dwelling units);</li> <li>h. Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors or applicable measures shall be employed as per the direction of the SLOCAPCD, including monitoring or low-particulate engine technologies; No</li> </ul> | Less than significant with mitigation |

**CLASS II Impacts – Proposed Project – Remediation**  
**Impacts That Can Be Mitigated To Less Than Significant Levels**

(Impacts that must be addressed in Findings that the mitigation measures would reduce the level of impact to insignificant in accordance with Sections 15091 of the State CEQA Guidelines)

| Impact | Impact Description | Project Phase | Mitigation Measures   | Residual Impact |
|--------|--------------------|---------------|---|-----------------|
|        |                    |               | <p>staging, queuing or idling within 1,000 feet of the recreational fields when in use;</p> <ul style="list-style-type: none"> <li>i. Equipment shall be electrified when feasible;</li> <li>j. Substitute gasoline-powered or diesel hybrids in place of diesel-powered equipment, where feasible; and</li> <li>k. Use alternatively fueled construction equipment on-site where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane, or biodiesel.</li> </ul> <p>AQ-1b Prior to issuance of applicable grading permit, the Applicant shall ensure SLOAPCD regulations that prohibit developmental burning of vegetative material within San Luis Obispo County are followed.</p> <p>AQ-1c Prior to issuance of applicable grading permit, the Applicant shall ensure that portable equipment and engines 50 horsepower or greater, used during grading and construction activities must have a California portable equipment registration (issued by the ARB) or an SLOAPCD permit. Proof of registration must be provided to the SLOAPCD prior to the start of grading or construction or a permit secured from the SLOAPCD prior to the start of grading or construction. The following list is as a guide to equipment and operations that may have permitting requirements, but it is not exclusive:</p> <ul style="list-style-type: none"> <li>a. Power screens, conveyors, diesel engines, and/or crushers;</li> <li>b. Portable generators and equipment with 50-horsepower or greater engines;</li> <li>c. Internal combustion engines;</li> <li>d. Unconfined abrasive blasting operations;</li> <li>e. Concrete batch plants;</li> <li>f. Rock and pavement crushing;</li> <li>g. Tub grinders; and</li> </ul> |                 |

**CLASS II Impacts – Proposed Project – Remediation**

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| Impact | Impact Description | Project Phase | Mitigation Measures  | Residual Impact |
|--------|--------------------|---------------|--|-----------------|
|        |                    |               | <p>h. Trommel screens.</p> <p>AQ-1d Prior to issuance of applicable grading permit, the Applicant shall obtain the required SLOAPCD permits for the hydrocarbon contaminated soil. In addition, the following measures shall be implemented unless otherwise directed by the SLOAPCD upon a finding that alternative measures will result in equal or greater reduction in emission of air contaminants.</p> <ul style="list-style-type: none"> <li>a. Covers on storage piles shall be maintained in place at all times in areas not actively involved in soil addition or removal;</li> <li>b. Contaminated soil shall be covered with at least six inches of packed uncontaminated soil or other TPH –non-permeable barrier such as plastic tarp or other methods as approved by the SLOAPCD. No headspace shall be allowed where vapors could accumulate;</li> <li>c. Covered piles shall be designed in such a way to eliminate erosion due to wind or water. No openings in the covers are permitted;</li> <li>d. The air quality impacts from the excavation and haul trips associated with removing the contaminated soil must be evaluated, with emissions estimates provided to the SLOAPCD and mitigated with low emission trucks, low emission construction equipment and/or offsets if needed, if total emissions exceed the SLOAPCD’s construction phase thresholds. An estimate of these emissions is included in this EIR;</li> <li>e. During soil excavation, odors shall not be evident to such a degree as to cause a public nuisance, or violation of SLOAPCD regulations would result;</li> <li>f. Clean soil must be segregated from contaminated soil; and</li> <li>g. The permit shall specify applicable criteria established by SLOAPCD.</li> </ul> <p>The notification and permitting determination requirements shall be directed to the SLOAPCD Engineering Division.</p> |                 |
|        |                    |               | <p>AQ-1e Prior to issuance of applicable grading permits, or during construction, if emissions</p>   |                 |

## CLASS II Impacts – Proposed Project – Remediation

### Impacts That Can Be Mitigated To Less Than Significant Levels

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|--------|--|---------------|---|---------------------------------------|
|        |  |               | <p>of ROG+NO<sub>x</sub> with the above mitigations still exceed the thresholds, the Applicant shall secure SLOAPCD-approved off-site reductions in ROG + NO<sub>x</sub> emissions to ensure that ROG + NO<sub>x</sub> emissions do not exceed the SLOAPCD quarterly thresholds. Coordination with the SLOAPCD should begin at least six (6) months prior to issuance of grading permits for the Project to allow time for refining calculations and for the SLOAPCD to review and approve the CAMP and off-site mitigation approach.</p> <p>AQ-1f Prior to issuance of applicable grading permit, the Applicant shall ensure that all grading and construction equipment greater than 100 bhp be equipped with CARB Level 3 diesel particulate filters (DPF), or equivalent, to achieve an 85 percent reduction in diesel particulate emissions. If CARB verified Level 3 DPFs cannot be secured for all of the equipment greater than 100 hp then the applicant will work to offset the added DPM with measures including but not limited to schedule modifications, implementation of no idling requirement, and expanded implementation of AQ-1a measures "i", "j", and "k"(e.g. use of alternative fueled generators).</p> <p>AQ-1g Prior to issuance of applicable grading permit, the Applicant shall produce a schedule detailing the phasing of activities for each OU and ensuring that the emissions of diesel particulate in any quarter falls below the applicable SLOAPCD thresholds. This could include measures such as ensuring that Reservoir 5 Cap, Reservoir 7 Cap and North Marsh remediation do not coincide. As an alternative approach, if scheduling is not feasible, the Applicant shall provide SLOAPCD-approved off-site reductions in DPM emissions to ensure that DPM emissions do not exceed the SLOAPCD thresholds.</p> |                                       |
| AQ.2   | Construction activities associated with remediation could generate | Remediation   | AQ-2a Prior to issuance of applicable grading permit, the Applicant shall provide satisfactory evidence that a SLOAPCD-approved Construction Activity Management Plan (CAMP) has been prepared that addresses fugitive dust emissions. The Plan shall include requirements in the SLOAPCD CEQA Handbook.  | Less than significant with mitigation |

**CLASS II Impacts – Proposed Project – Remediation**  
**Impacts That Can Be Mitigated To Less Than Significant Levels**

(Impacts that must be addressed in Findings that the mitigation measures would reduce the level of impact to insignificant in accordance with Sections 15091 of the State CEQA Guidelines)

| Impact | Impact Description                             | Project Phase | Mitigation Measures  | Residual Impact |
|--------|--|---------------|--|-----------------|
|        | fugitive dust that exceeds SLOAPCD thresholds. |               | <p>Fugitive dust mitigation measures in the plan shall include a combination of the following, as approved by the SLOAPCD:</p> <ul style="list-style-type: none"> <li>a. Reduce the amount of the disturbed area where possible.</li> <li>b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. An adequate water supply source must be identified. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible.</li> <li>c. All dirt stockpile areas should be sprayed daily as needed, covered, or a SLOAPCD-approved alternative method will be used. (90 percent reduction).</li> <li>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.</li> <li>e. Exposed ground areas that will be reworked at dates greater than one month after initial grading should be sown with a fast-germinating non-invasive grass seed and watered until vegetation is established, unless other dust and erosion control measures are specified in the agency-approved Dust Control Plan.</li> <li>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.</li> <li>g. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.</li> <li>h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.</li> <li>i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least 2 feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.</li> </ul> |                 |

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|--------|--------------------|---------------|---|-----------------|
|        |                    |               | <ul style="list-style-type: none"> <li>j. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site.</li> <li>k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible</li> <li>l. Apply water every 3 hours to disturbed areas within the construction site (61 percent reduction in particulate emissions).</li> <li>m. Application of soil binders to dirt roads shall be applied to achieve at least an 80 percent reduction in fugitive dust emissions. All soil binders used shall be ‘environmentally friendly’ and shall be either lignosulfonate- or calcium lignosulfonate-based approved by the SLOAPCD. All dust control methods, including soil binders and gravel, shall be demonstrated in the fugitive dust control plan to ensure compliance with SLOAPCD Rule 401.</li> <li>n. All roadway, driveway, and sidewalk paving 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.</li> <li>o. The contractor or builder shall designate a person to monitor the fugitive dust emissions and oversee mitigation measure implementation as per SLOAPCD approval to minimize dust complaints, reduce visible emissions to less than 20 percent opacity, and to prevent transport of dust off-site. The designated monitor shall carry out these duties on regular workdays, as well as holidays and weekends when work may not be in progress. The name and telephone number of the designated monitor shall be provided to the SLOAPCD Compliance Division prior to the start of any grading, earthwork, or demolition.</li> </ul> <p>AQ-2b Prior to issuance of applicable grading permit, the Applicant shall submit an APCD approved Construction Activity Monitoring Plan (CAMP), which shall include, but not be limited to the following elements:</p> <ul style="list-style-type: none"> <li>a. A Dust Control Management Plan that encompasses all, but is not limited to,</li> </ul> |                 |

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|--------|--------------------|---------------|--|-----------------|
|        |                    |               | <p>measures associated with impact AQ.1 and AQ.2;</p> <ul style="list-style-type: none"> <li>b. Tabulation of on- and off-road construction equipment information (e.g., make, model, type, engine tier, DPM Level 3 filter age, horse-power, and miles or hours of operation);</li> <li>c. Construction truck trips scheduled during non-peak hours to reduce peak-hour emissions;</li> <li>d. Limited construction work-day period, if necessary; and</li> <li>e. Phase construction activities, if appropriate.</li> </ul> <p>AQ-2c Prior to issuance of applicable grading permit, the Applicant shall implement the following idle-restricting measures for both on- and off-road equipment during the Project grading and construction phase near sensitive receptors:</p> <ul style="list-style-type: none"> <li>a. Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors or applicable measures shall be employed as per the direction of the SLOCAPCD, including monitoring or low-particulate engine technologies. No staging, queuing or idling within 1,000 feet of the recreational fields when in use;</li> <li>b. Diesel idling within 1,000 feet of sensitive receptors is not permitted or applicable measures shall be employed as per the direction of the SLOCAPCD, including monitoring or low-particulate engine technologies. No staging, queuing or idling within 1,000 feet of the recreational fields when in use;</li> <li>c. Use alternative fueled equipment whenever possible; and</li> <li>d. Signs identifying the no idling requirements must be posted and enforced at the construction site.</li> </ul> <p>AQ-2d Prior to issuance of applicable grading permit, the Applicant shall implement the following idle-restricting measures for on-road vehicles during the grading and construction phase of the Project:</p> <ul style="list-style-type: none"> <li>a. Section 2485 of Title 13, the California Code of Regulations limits diesel-fueled commercial motor vehicles that operate in the State of California with gross vehicular weight ratings of greater than 10,000 pounds and licensed for</li> </ul> |                 |

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|--------|--------------------|---------------|---|-----------------|
|        |                    |               | <p>operation on highways. It applies to California and non-California based vehicles. In general, the regulation specifies that drivers of these vehicles:</p> <ul style="list-style-type: none"> <li>- Shall not idle the vehicle’s primary diesel engine for more than 5 minutes at any location, except as noted in Subsection (d) of the regulation; and,</li> <li>- Shall not operate a diesel-fueled auxiliary power system (APS) to power a heater, air conditioner, or any ancillary equipment on that vehicle during sleeping or resting in a sleeper berth for greater than 5 minutes at any location when within 100 feet of a restricted area, except as noted in Subsection (d) of the regulation.</li> </ul> <p>b. Signs shall be posted in the designated queuing areas and job sites to remind on-road equipment operators of the 5-minute idling limit.</p> <p>AQ-2e Prior to issuance of applicable grading permit, the Applicant shall implement the following idle restricting measures for off-road vehicles during the construction phase of the Project:</p> <ul style="list-style-type: none"> <li>a. Off-road diesel equipment shall comply with the 5-minute idling restriction identified in Section 2449(d)(3) of the CARB In-Use off-Road Diesel regulation: <a href="http://www.arb.ca.gov/regact/2007/ordiesl07/frooal.pdf">www.arb.ca.gov/regact/2007/ordiesl07/frooal.pdf</a>.</li> <li>b. Signs shall be posted in the designated queuing areas and job sites to remind off-road equipment operators of the 5-minute idling limit.</li> </ul> <p>AQ-2f Prior to issuance of applicable grading permit, the Applicant shall submit a geologic evaluation under the CARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, to determine if Naturally Occurring Asbestos (NOA) is present within the area that will be disturbed. NOA has been identified as a toxic air contaminant by the CARB. If NOA is not present, an exemption request must be filed with the District. If NOA is found at the site, the Applicant must 1) comply with all requirements outlined in the Asbestos ATCM. This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the SLOAPCD; 2) require that</p> |                 |

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|--------|--|---------------|--|---------------------------------------|
|        |  |               | <p>any crushing operations do not result in any dust that is visible crossing the property line, does not discharge into the air any visible emissions other than uncombined water vapor, for a period aggregating more than three minutes in any one hour which are 50 percent as dark or darker in shade as that designated as number one on the Ringlemann Chart or exceed at 10 % opacity; and 3) conduct a geological evaluation prior to any grading. Technical Appendix 4.4 of the SLOAPCD CEQA Handbook includes a map of zones throughout the County where NOA has been found. More information on NOA is available at <a href="http://www.slocleanair.org/business/asbestos.php">http://www.slocleanair.org/business/asbestos.php</a>.</p> <p>AQ-2g Prior to issuance of demolition permits, the Applicant shall comply with asbestos containing material (ACM) requirements. Demolition activities can have potential negative air quality impacts, including issues surrounding proper handling, demolition, and disposal of ACM. ACM could be encountered during demolition or remodeling of existing buildings. Asbestos can also be found in utility pipes and pipelines (transite pipes or insulation on pipes). If utility pipelines are scheduled for removal or relocation or a building(s) is proposed to be removed or renovated, various regulatory requirements may apply, including the requirements stipulated in the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M - asbestos NESHAP). These requirements include but are not limited to: (1) notification to the SLOAPCD; (2) an asbestos survey conducted by a Certified Asbestos Inspector; and (3) applicable removal and disposal requirements of identified ACM. More information on asbestos is available at <a href="http://www.slocleanair.org/business/asbestos.php">http://www.slocleanair.org/business/asbestos.php</a>.</p> |                                       |
| AQ.4   | Construction activities associated with remediation would generate toxic emissions that exceed SLOAPCD | Remediation   | AQ.4 Implement mitigation measures AQ-1a through AQ-1g, and AQ-2a through AQ-2g.   | Less than significant with mitigation |

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| Impact                                    | Impact Description  | Project Phase | Mitigation Measures  | Residual Impact                       |
|---|---|---------------|--|---------------------------------------|
|   | thresholds for impacts to sensitive receptors.  |               |  |                                       |
| <b>BIOLOGICAL RESOURCES (Section 4.2)</b> |   |               |  |                                       |
| BIO.1                                     | Site remediation has the potential to result in both short-term and long-term impacts to habitat for listed and special status species. | Remediation   | <p><b>BIO-1a</b> Prior to issuance of applicable grading permit, the Applicant shall prepare and submit a final restoration plan to the San Luis Obispo County Department of Planning and Building, City of San Luis Obispo, Department of Natural Resources, USFWS, USACE, and CDFW for review. The restoration plan shall be approved by San Luis Obispo County Department of Planning and Building USFWS, and CDFW in consultation with the City of San Luis Obispo, Department of Natural Resources. The final plan shall be revised as necessary to adequately mitigate actual disturbance to habitats for listed and special status species due to remediation.</p> <p>Conservation easement(s) shall be recorded on all property associated with the final restoration plan that is not designated for development. Draft conservation easement agreements, in a form approved by County Counsel and the City Attorney, shall be submitted for review and approval with the submittal of the final restoration plan. The final conservation easements shall be approved by the County and City in consultation with other resource agencies, and recorded, prior to final inspection of the restoration site(s) to protect biological resources in perpetuity.</p> <p><b>BIO-1b</b> The Applicant shall conduct updated surveys of sensitive species habitats (including sensitive plant species, CRLF, wetland habitat, and VPFS habitat) within the Project Site within the appropriate season immediately prior to the onset of any ground disturbances associated with the Project in order to evaluate the current occupancy of suitable habitat for sensitive species and to refine the final habitat mitigation replacement acreages. Updated surveys for federally listed species shall be completed per the timing and methodology</p> | Less than significant with mitigation |

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|        |                    |               | <p>specified by resource agency protocol.</p> <p>BIO-1c The final restoration plan shall provide for plant salvaging and replanting where appropriate (e.g., San Luis Obispo dudleya), restoration, and/or creation of habitat suitable for special status plant species including Cambria morning glory, Congdon’s tarplant, San Luis Obispo owl’s clover, Hoover’s button-celery, San Luis Obispo serpentine dudleya, and purple needlegrass.</p> <p>To offset impacts to VPFS habitat, the final restoration plan shall require a minimum of a 1:1 creation or restoration replacement of all VPFS habitat impacted by remediation or restoration efforts (or at least 14.78 acres of VPFS habitat depending on final disturbance acreages). The restoration shall be designed to restore or enhance enough habitat to ensure the final restoration replacement ratio. The final plan shall also include defined schedules of restoration efforts, success criteria, weed management methods including for those areas not being remediated or developed to ensure weed species do not encroach into restored areas, monitoring schedules, reporting requirements, and a Long-Term Habitat Management and Evaluation Plan, (see mitigation measure BIO-5c). The objective of the Long-Term Habitat Management and Evaluation Plan shall be to assess if the restored habitats are functioning equal to or better than pre-Project conditions. The assessment of function shall be based on indicators such as wildlife use and presence of sensitive species within the habitats compared to pre-Project conditions.</p> <p>BIO-1d Prior to issuance of applicable grading permit, the Applicant shall enter into an agreement with the County to fund and provide access for a County-approved (in consultation with the City) independent biological monitor who shall regularly review and monitor remediation and restoration efforts to ensure that conditions of approval are being enforced and that success criteria are being met. The independent biological monitor shall have the authority to temporarily halt activities if permit requirements and conditions are not being</p> |                 |

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|        |                    |               | <p>met.</p> <p>BIO-1e If performance standards detailed in the Final Restoration Plan are not achieved in any restoration area, the Applicant shall submit and implement an alternative or adaptive mitigation strategy during the restoration and monitoring phase, for approval to the County or City, and appropriate resource agencies including the USFWS and CDFW.</p> <p>BIO-1f The monitoring results collected as part of the Long-Term Habitat Management and Evaluation Plan shall be reported at least annually to the County, City, and appropriate resource agencies (i.e., USFWS and CDFW). The annual report shall document the effects of the proposed Project to the VPFS on the property and include acreage of occupied habitat that was impacted. The report shall contain a discussion of the problems encountered in implementing sensitive species habitat protection and other protective measures and recommendations for adaptive management to enhance the conservation of sensitive species habitat.</p> <p>BIO-1g Remediation and restoration activities within 100 feet of potential or occupied VPFS habitat shall be scheduled to occur when the soil is dry to the touch both at the surface and one inch below the surface. After any precipitation event of greater than 0.2 inches, Project activities will only occur after the soil has dried sufficiently as described above, and no sooner than 48 hours after the rain event ends to reduce potential impacts to sensitive VPFS habitat outside of the construction and remediation boundaries. Project activities in upland areas can occur during the rainy season with appropriate habitat protection measures including exclusion fencing, biological monitoring, and sediment control measures to ensure that construction related materials do not enter VPFS habitat.</p> <p>BIO-1h Only qualified, USFWS-approved, personnel with demonstrable field experience conducting VPFS cyst collection and reintroduction, consistent</p> |                 |

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|        |                    |               | <p>with the proposed Project activities, shall handle VPFS cysts, identify VPFS habitat, and conduct VPFS monitoring. The VPFS-qualified biologist shall assist with marking the limits of disturbance to habitats for listed and special status species. Work shall not be conducted in areas marked for avoidance.</p>   |                 |
|        |                    |               | <p>BIO-1i The VPFS-qualified biologist shall conduct sensitive vernal pool branchiopod surveys within the appropriate season immediately prior to the start of construction activities per the timing and methodology specified by USFWS protocol. The VPFS-qualified biologist shall monitor during construction activities in the vicinity of habitats to be avoided. The final acreage of habitat loss shall be revised as necessary to adequately mitigate actual disturbance to habitats for listed and special status species due to remediation.</p>  |                 |
|        |                    |               | <p>BIO-1j The VPFS-qualified biologist shall conduct cyst collection efforts (cyst-bearing soil) and storage efforts from work areas prior to construction activities from the entire work area of each impacted pool when the ephemerally wetted areas are dry. The VPFS-qualified biologist shall follow USFWS standard procedures and guidance established in that agency’s permitting process. The cysts shall be stored in labeled containers that are adequately ventilated. The cysts shall be kept out of direct sunlight to prevent excessive heating of the soil. The cysts shall be kept out of direct contact with water. When restored VPFS habitat is constructed, the inoculum shall be placed within the surface layer of the soil in a manner following USFWS protocols and guidance.</p> |                 |
|        |                    |               | <p>BIO-1k Prior to issuance of applicable grading permits, the Project Applicant (via the USACE) shall consult with the USFWS and NMFS to obtain an Incidental Take Statement, pursuant to Section 7 of the federal Endangered Species Act to cover the Project's "take" (which includes the permanent and temporary loss of VPFS habitat and the potential impact to south-central coast steelhead habitat). The Applicant shall comply with all measures issued by USFWS and</p>   |                 |

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|--------|--|---------------|---|---|
|        |  |               | <p>NMFS for the Project.</p> <p>BIO-11<br/>                     Prior to issuance of applicable construction permit, the Project Applicant shall be required to obtain all applicable Federal and State permits and/or agreements, including, but not necessarily limited to: a Section 404 Permit from the USACE; and a Section 1601 Streambed Alteration Agreement from the CDFW.</p>   |   |
| BIO.2  | <p>Site remediation and restoration would result in the taking of listed specimens, special-status species, or species protected by the Migratory Bird Treaty Act.</p> | Remediation   | <p>BIO-2a<br/>                     Prior to issuance of grading permit, the Applicant shall fund and implement a biological resources training program for all construction workers and their contractors to minimize potential impacts to sensitive wildlife species. Training shall occur prior to initial construction activities and again, annually and as needed for new workers. Prior to issuance of demolition permit, the training program shall be reviewed and approved by the County Department of Planning and Building in consultation with the Environmental Monitor (see EM-1) and City, and shall include a description of important biological resources within the Project Site and all applicable conditions, permit requirements, and protection measures implemented to protect those resources.</p> <p>BIO-2b<br/>                     Prior to construction activities, all grading limits and construction boundaries shall be delineated by construction fencing. Sensitive species habitat shall be delineated with specific sensitive species labeling (e.g., permanent signage every 100 feet along the fence stating “No Entry — Sensitive Habitat.”). The County shall approve the fencing prior to commencement of grading activities (including clearing and grubbing).</p> <p>BIO-2c<br/>                     Prior to issuance of grading permit, the Applicant shall enter into an agreement with the County to fund a biological monitor, selected by the Applicant and approved by the County in consultation with the City and the USFWS to minimize potential impacts to sensitive species. The County-qualified biologist</p> | <p>Less than significant with mitigation for VPFS, and other Sensitive Species, MBTA, and Aquatic Species</p> |

**CLASS II Impacts – Proposed Project – Remediation**  
**Impacts That Can Be Mitigated To Less Than Significant Levels**

(Impacts that must be addressed in Findings that the mitigation measures would reduce the level of impact to insignificant in accordance with Sections 15091 of the State CEQA Guidelines)

| Impact | Impact Description | Project Phase | Mitigation Measures   | Residual Impact |
|--------|--------------------|---------------|---|-----------------|
|        |                    |               | <p>shall conduct sensitive species’ (including CRLF) surveys immediately prior (within the appropriate season) to construction activities and shall monitor during construction activities in the vicinity of habitats to be avoided. Any sensitive species observed during the pre-construction surveys shall be relocated out of harm’s way by a qualified and permitted biologist into the nearest suitable habitat as determined in consultation with the jurisdictional resource agency outside the disturbance area. Construction and sediment control fencing shall be inspected each work day during construction activities to ensure that sensitive species are not exposed to hazards.</p> <p>The Applicant shall be responsible for conducting inspections of the work area each work day to ensure that excavation areas, restored habitats, and other open water habitat in the area do not have oil sheen, liquid oil, or any other potential exposure risk to wildlife. If any exposure risk is identified, the Applicant shall implement measures that could include, but are not limited to hazing, fencing, and wildlife removals to eliminate the exposure risk. The Applicant shall prepare and submit for approval, as part of the Final Long-Term Habitat Management and Evaluation Plan, an Oiled Wildlife Contingency Plan to the County and CDFW.</p> <p>BIO-2d To minimize potential impacts to nesting native bird species, and in compliance with the federal Migratory Bird Treaty Act and Sections 3503, 3503.5, or 3513 of the California Fish and Game Code, all activities resulting in ground disturbances during all phases of remediation, restoration, pipe removal, and construction activities involving vegetation removal/trimming shall be done, as feasible, outside the breeding season (February 15 through August 31). If vegetation must be removed during this period, then the Applicant shall retain a biologist acceptable to the County in consultation with the City to conduct surveys for nesting birds. Surveys shall be conducted within three days prior to vegetation removal or other construction-related disturbances. If nesting birds are observed within the vicinity, then a minimum 100-foot buffer from the nest would be established. The buffer would be</p> |                 |

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| Impact | Impact Description  | Project Phase | Mitigation Measures  | Residual Impact                       |
|--------|---|---------------|--|---------------------------------------|
|        |   |               | <p>delineated by orange construction fencing or other delineator approved by County in consultation with the City and signage and would remain in place until the nest is abandoned or the young have fledged. The qualified biologist shall be present when any buffer fencing is established. The qualified biologist shall monitor the nest to ensure that Project activities do not violate the Migratory Bird Treaty Act or the California Fish and Game Code. At minimum, the biologist would check for new active nests, and determine the status of ongoing active nests, weekly during the specified nesting season. The biologist would ensure that all fencing and signage was properly maintained, and would provide weekly, or less frequent if requested by the agencies, e-mail updates on the status of all monitored nests to the County, City, CDFW, and USFWS. If the biologist determines that nesting is being disrupted, the construction activities shall cease and wait until a new buffer area is determined, the young have fledged, or the nest is determined to have failed.</p> <p>BIO-2e<br/>                     Hawks and owls nest earlier than most other native birds. If initial construction activities, ground disturbance, or vegetation clearing involving vegetation removal/trimming occurs from December 1 through August 31, the nest monitor would conduct a pre-construction survey within three days prior to vegetation removal or other construction-related disturbances focused on actively nesting hawks or owls. If any actively nesting hawks or owls are found, a 500-foot buffer would be established around the nest tree to help ensure that nesting is not disrupted. The buffer would be delineated by orange construction fencing and signage and would remain in place until the nest is either abandoned or the young have fledged. The nest monitor would be present when any buffer fencing is established.</p> |                                       |
| BIO.3  | Site remediation and restoration could result in short-term and | Remediation   | BIO-3a<br>The final restoration plan shall require a 2:1 replacement of all native grassland (as defined by the County of San Luis Obispo and CDFW) impacted by remediation efforts of the Project (at least 6.73 impacted acres as described in Padre 2008c). Implementation of the native grassland restoration shall  | Less than significant with mitigation |

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|--------|--|---------------|--|-----------------------|
|        | <p>permanent loss of biological functions of wetlands, native grasslands, habitats for rare plants and animals, and other biotic communities considered sensitive by federal, state, or local policies, statutes, and regulations.</p> |               | <p>follow the plan, including locations to be restored, restoration techniques, a schedule of surveys to monitor the rate of recovery, success criteria, and remedial actions if success criteria are not met.</p> <p>BIO-3b<br/>                     The final restoration plan shall require a 1:1 replacement of all Waters/wetlands of the U.S. and one-parameter wetlands (42.93 acres) temporarily impacted by remediation and restoration efforts) . Implementation of the wetland and habitat restoration shall follow the plan, including locations to be restored, restoration techniques, a schedule of surveys to monitor the rate of recovery, success criteria, and remedial actions if success criteria are not met.</p> <p>BIO-3c<br/>                     Prior to issuance of grading permit, the Applicant shall demonstrate that all staging areas, equipment storage areas, stockpile sites, and refueling areas are located at least 100 feet from surface water bodies and wetland habitats to minimize the potential for releases into surface water or wetland habitat.</p> <p>BIO-3d<br/> <i>Prior to issuance of applicable grading permit, the Applicant shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) for approval to the San Luis Obispo County Department of Planning and Building. The final plan shall be revised as necessary to include any updated contours of the final grading as determined in the final restoration plan. The SWPPP shall adequately mitigate any potential impacts resulting from storm water flow into sensitive habitats. The SWPPP shall ensure that all remediation and restoration activities, especially those activities occurring within the riparian and stream corridors that could result in turbidity or release of contaminated material into sensitive habitats employ measures such as sediment fences or other containment devices and construction best management practices to minimize the potential for impacts to sensitive habitats.</i></p> |                       |
| BIO.4  | Site remediation would adversely   | Remediation   | BIO-4a<br>The final restoration plan (MM BIO-1a) shall be implemented to improve the value and function of existing wetlands on site that would result in a 1:1 ratio  | Less than significant |

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|--------|--|---------------|---|---------------------------------------|
|        | affect federal wetlands as defined in Section 404 of the Clean Water Act and State Wetlands.   |               | <p>of restored wetlands to wetlands lost due to Project disturbances. Implementation of wetland restoration shall follow the plan, including locations of existing wetlands to be restored, restoration techniques, schedule of surveys to monitor the rate of recovery, success criteria, and remedial actions if success criteria are not met. The final plan shall also include a Long-Term Habitat Management and Evaluation Plan (MM BIO-1c) that will include performance standards to assess whether the restored wetland habitats are functioning similar to pre-Project conditions.</p> <p>BIO-4b Prior to issuance of applicable grading permit, the Applicant shall obtain a Section 404 permit prior to disturbance of wetland areas. Consultation with the USFWS and NMFS shall be completed during the Section 404 permitting process. The Applicant shall comply with all measures issued by USFWS and NMFS for the Project. These measures could include, but are not limited to habitat restoration, habitat enhancement, biological resources training, biological monitoring, sensitive species relocation effort, restoration monitoring and reporting, and agency approval of restoration efforts.</p> | with mitigation                       |
| BIO.5  | Site remediation and restoration would result in habitat alteration that precludes the re-establishment of native populations of plants and animals. | Remediation   | <p>BIO-5a The terrestrial ecosystem portion of the final restoration plan shall include success criteria for re-establishing populations of native plants and wildlife.</p> <p>BIO-5b The final restoration plan, shall be implemented to restore at least 4.0 acres of phreatophytic woodland, 27.0 acres of mixed hardwood/forb field, 10.9 acres of coastal scrub chaparral, and 45.2 acres of forb field (Padre and WSP 2009). Implementation of the terrestrial habitat restoration shall follow the plan, including locations to be restored, restoration techniques, a schedule of surveys to monitor the rate of recovery, success criteria, and remedial actions if success criteria are not met.</p> <p>BIO-5c The function of the restored terrestrial habitats shall be monitored. A Long-Term Habitat Management and Evaluation Plan shall be developed and</p>  | Less than significant with mitigation |

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|--------|--|---------------|---|---------------------------------------|
|        |  |               | <p>appended to the final restoration plan. The habitat management and evaluation plan shall include methods to determine if the restored areas are meeting success criteria per the approved restoration plan. The complementary plan shall include surveys to monitor the occurrence of native plants and animals in restored habitats relative to their occurrence in similar onsite habitats prior to, or unaffected by, remediation and development.</p>  |                                       |
| BIO.6  | <p>Site remediation and restoration would temporarily impede migration and dispersal of upland, aquatic, and semi-aquatic wildlife species.</p>  | Remediation   | <p>BIO-6a The terrestrial ecosystem portion of the final restoration plan shall be reviewed and approved by the San Luis Obispo County Department of Planning and Building in consultation with the City of San Luis Obispo Natural Resources Manager. The plan shall include provisions to maintain and re-establish habitat linkages.</p> <p>BIO-6b The final restoration plan shall include consideration of on-site natural habitats and linkages to off-site, adjacent habitats, especially the South Hills Conservation Area.</p>   | Less than significant with mitigation |
| BIO.7  | <p>Site remediation and restoration have the potential to reduce the size and diversity of plant and animal populations at the Project Site.</p> | Remediation   | <p>BIO-7a A qualified biologist shall conduct surveys throughout areas proposed to be disturbed to determine the presence of wildlife species prior to ground disturbance. The biologist shall be on site during initial site disturbances (i.e., brush removal, top soil disturbances). Wildlife species encountered during the initial disturbances shall be relocated to suitable habitat out of potential danger. All handling and relocation of sensitive and non-sensitive wildlife species shall be conducted by biologists with appropriate authorizations and permits (CDFW and USFWS). Remediation activities, including restoration efforts shall be regularly monitored throughout the remediation and restoration phases to ensure that wildlife species have not entered work areas. The biological monitor shall conduct regular site inspections of the remediation and restoration activities to ensure that all applicable mitigation measures are being enacted. The biological monitor shall have the authority to temporarily halt activities if permit requirements and conditions are not being met. The biological monitor shall prepare an annual summary report describing site visit</p> | Less than significant with mitigation |

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|---|--|---------------|--|---------------------------------------|
|   |  |               | <p>observations and shall provide this report to the City, County, and regulatory agencies (including CDFW, USACE, and USFWS) for review.</p> <p>BIO-7b To minimize the potential for road mortality of wildlife, all nighttime traffic shall be minimized during the remediation and restoration phases and permitted only for activities required for safety reasons, emergencies, or equipment staging and vehicle maintenance necessary to comply with traffic and air quality mitigation measures; all hauling activities shall be restricted to daylight hours, defined as the hours after sunrise and before sunset.</p> <p>BIO-7c The Stockpiling Plan required by Mitigation Measure WR-3c shall also include methods to keep wildlife from coming into contact with stockpiled contaminated soils.</p>   |                                       |
| <b>TRANSPORTATION AND CIRCULATION (Section 4.3)</b> |  |               |  |                                       |
| T.1   | Remediation activities related to the Project could result in potentially significant impacts to roadways in the Project vicinity due to the potential obstruction of heavy vehicles creating an unsafe situation. | Remediation   | <p>T-1 Prior to issuance of applicable construction permits, the Applicant shall develop a construction traffic management plan for review and approval by the City and County Public Works department in consultation with County Public Works and Caltrans. The plan shall include at least the following items:</p> <ol style="list-style-type: none"> <li>1. Identification of haul routes for materials hauling and equipment deliveries. This section shall include a Haul Permit from Santa Barbara County Public Works.</li> <li>2. Monitoring program for street surface conditions so that damage or debris resulting from construction or remediation of the Project can be identified and corrected by the Applicant.</li> <li>3. A traffic control plan showing proposed temporary traffic control measures, including lane closure procedures, accommodation for pedestrians and cyclists, and removal procedures for the temporary traffic control devices and added</li> </ol> | Less than significant with mitigation |

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|--------------------------------------|---|---------------|--|---------------------------------------|
|                                      |   |               | lanes.<br>4. A scheduling plan showing hours of operation to minimize traffic congestion during peak hours and special events.<br>5. The use of electronic message signs providing the traveling public with current construction information and the availability of alternate travel routes.<br>6. A park and ride program to reduce the number of worker single occupant vehicle trips going to the site.   |                                       |
| <b>WATER RESOURCES (Section 4.5)</b> |   |               |  |                                       |
| WR.1                                 | The remediation stage of the Project could result in short-term, impacts to surface water quality, including indirect impacts to beneficial uses such as threatened and endangered species habitat, due to polluted runoff during construction. | Remediation   | WR-1a Prior to the issuance of any construction/grading permit and/or the commencement of any clearing, grading or excavation, a Notice of Intent (NOI) shall be submitted to the California SWRCB Stormwater Permit Unit. Compliance with the General Permit includes the preparation of a SWPPP, which shall identify potential pollutant sources that may affect the quality of discharges to stormwater, and shall include the design and placement of (Best Management Practices) BMPs to effectively prohibit the entry of pollutants from the Project Site into surface water sources or wetlands or storm drains.<br><br>WR-1b The Surface Water Quality Management Practices summarized below shall be implemented to reduce potential impact to surface water quality during construction-related activities.<br><br>1. Soil stockpiles and graded slopes shall be covered after 14 days of inactivity and 24 hours prior to and during inclement weather conditions.<br>2. Fiber rolls shall be placed along the top of exposed slopes and at the toes of graded areas to reduce surface soil movement, as necessary.<br>3. A routine monitoring plan shall be implemented to ensure success of all on-site erosion and sedimentation control measures.<br>4. Dust control measures shall be implemented to graded areas during construction activities to control fugitive dust. | Less than significant with mitigation |

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|--------|--|---------------|--|---------------------------------------|
|        |  |               | 5. Streets surrounding the Project Site shall be cleaned daily or as necessary.<br>6. Best Management Practices shall be strictly followed to prevent spills and discharges of pollutants on site (material and container storage, proper trash disposal, construction entrances, etc.)  |                                       |
| WR.3   | The excavation of the contaminated soils could bring contaminant constituents to the surface where they could be mobilized by stormwater or irrigation activities. | Remediation   | WR-3a Contaminated soils that will be removed, relocated or treated on-site shall be managed according to the procedures and practices of the California Stormwater BMP Handbook. The Applicant shall conduct pre-construction environmental assessments of any contaminated soil prior to construction and have a specific treatment and BMP plan in order to prevent surface water, ground water or stormwater pollution.<br><br>WR-3b All necessary precautions and preventive measures shall be taken to prevent the flow of water, including ground water, from mixing with contaminated soil. If water does enter an excavation and becomes contaminated, such water shall be discharged into clean watertight holding tanks and treated or disposed of in accordance with federal, state and local laws.<br><br>WR-3c Polluted soils shall not be stockpiled on-site without an approved stockpiling plan. The stockpiling plan shall detail the method to be used to prevent runoff from leaving the area, and could include measures such as covering and berming. The stockpiling plan shall be consistent with the requirements specified in AQ.1d and BIO-7c. Stockpiles shall not be permitted near storm drains or watercourses.<br><br>WR-3d The Applicant shall provide training to employees and contractors in contaminated soil identification, handling and disposal procedures. Regular meetings shall be held to discuss and reinforce disposal procedures.<br><br>WR-3e Plastic sheeting, tarps, sandbags, straw wattles, silt fencing, and any other implemented BMP devices shall be treated as contaminated materials and shall be | Less than significant with mitigation |

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|--|---|---------------|--|---------------------------------------|
|  |   |               | removed and disposed of according to the local regulatory agencies.  |                                       |
| WR.4   | The construction of the remediation caps may increase or concentrate storm runoff flowing onto erodible soils from impervious surfaces. | Remediation   | <p>WR-4a The impervious surface of the caps shall be designed to ensure that storm water discharge to surrounding conveyances is non-erosive.</p> <p>WR-4b The Surface Water Quality Management Practices summarized below shall be implemented to reduce potential impact to surface water quality during construction-related activities associated with remediation caps.</p> <ul style="list-style-type: none"> <li>• Fiber rolls, or other equivalent techniques, shall be placed along the top of exposed edges of the cap and at the toes of graded areas to reduce surface soil movement, as necessary.</li> <li>• Areas surrounding caps which are disturbed during construction shall be re-vegetated, as soon as is practical, prior to the beginning of the rainy season.</li> <li>• Sandbags, or other equivalent techniques, shall be utilized along each graded cap area to prevent siltation transport to the surrounding areas.</li> </ul>  | Less than significant with mitigation |
| <b>GEOLOGICAL AND SOIL RESOURCES (Section 4.7)</b> |   |               |  |                                       |
| GR.1   | Remediation activities may cause erosion-induced siltation of nearby waterways as a result of ground disturbing activities.             | Remediation   | <p>GR-1a Prior to the issuance of the applicable grading permit, the Applicant shall prepare a construction Storm Water Pollution Prevention Plan (SWPPP) for the Remediation Project for review and approval by San Luis Obispo County Public Works. The plan shall include features meeting the construction activities best management practices and the applicable provisions of the erosion and sediment control best management practices (ESC-1 through ESC-56) published in the California Storm Water Best Management Practice Handbooks (Construction Activity) and best management practices (CD-4(2)) of the Caltrans Storm Water Quality Handbooks, Construction Contractor's Guide and Specifications, to ensure that every construction site meets the requirements of the regulations during the time of construction.</p> <p>GR-1b Prior to the issuance of the applicable grading permit, the Applicant shall prepare an Erosion Control Plan and Wet Weather Plan for review and approval by San Luis</p> | Less than significant with mitigation |

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|--------|--------------------|---------------|---|-----------------|
|        |                    |               | <p>Obispo County Public Works. The plan shall detail the Best Management Practices that will be used on the site to control erosion and sedimentation to be implemented during all remediation activities. The plan shall include at least the following measures unless other erosion control measures are specified in the agency approved SWPPP:</p> <ul style="list-style-type: none"> <li>a. Graded areas shall be stabilized with riprap (i.e., crushed stone) or other ground cover as soon as grading is completed. The surface of slopes shall be roughened during the construction period to retain water, increase infiltration, and facilitate establishing vegetation. Tracked machinery shall be operated up and down (parallel with) slopes to leave horizontal (perpendicular) depressions in the soil, which run across the slope, on the contour.</li> <li>b. Slope breaks, such as diversions, benches, or contour furrows shall be constructed to reduce the length of cut- and fill-slopes, thus limiting sheet and rill erosion and preventing gully erosion.</li> <li>c. Sediment barriers shall be used around construction areas to retain soil particles on-site and reduce surface runoff velocities during rainfall events. Sediment barriers could include straw bales, silt fences, and gravel and earth berms. Silt fences shall be placed on slope contours in areas where shallow overland flow is anticipated.</li> <li>d. Temporary and permanent drainages shall be employed, as necessary, to reduce slope erosion and prevent damage to construction areas. Sheet flow across or toward a disturbed area shall be intercepted and conveyed to a low to moderate gradient (1 to 5 percent slope) sediment basin, erosion-resistant drainage channel, or a level, well-vegetated area. Drainages would include swales, diversion dikes, and slope drains.</li> <li>e. Water bars, rolling dips, and out-sloping roads shall be constructed as part of new road construction to disperse runoff and reduce the erosive forces associated with concentrated flows.</li> </ul> |                 |

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|--|---|---------------|---------------------|---|---------------------------------------|
| <b>NOISE AND VIBRATION (Section 4.8)</b> |   |               |                     |   |                                       |
| N.1                                      | On-site construction activities could generate noise impacts to nearby areas. | Remediation   | N-1a                | Prior to issuance of applicable grading permit, the Applicant shall ensure that the crushing plant is located at least 1,500 feet away from any residential receptor or an equivalent distance or is treated with some other form of acoustical mitigation (e.g., located within an enclosure) to ensure noise levels at the closest residential receptor are below 60 dBA. The location of the crushing plant shall be identified on the site plan for the grading permit. If noise reducing measures are applied instead of increased distances, vibration calculations shall be performed to demonstrate that vibration impacts would remain below the applicable thresholds | Less than significant with mitigation |
|  |   |               | N-1b                | The Applicant shall ensure that all construction activity at the Project Site (including deliveries and arriving and departing workers) is limited to the hours from 7:00 a.m. to 7:00 p.m., Monday through Friday, and prohibit activities on Saturdays, Sundays, and federal holidays. If activities outside this timeframe occur, noise monitoring shall be established to demonstrate that applicable noise codes are not exceeded. This shall be a note placed on all construction plans.  |                                       |
|  |   |               | N-1c                | Prior to issuance of applicable grading permit, and throughout construction, the Applicant shall ensure that all construction machinery is maintained according to the manufacturers’ specifications and ensure that mufflers and silencers are maintained properly. Back-up OSHA noise indicators shall be ambient sensitive and self-adjusting to minimize backup indicator noise or flaggers shall be used in the place of backup alarms (as allowed by OSHA).   |                                       |
|  |   |               | N-1d                | Prior to issuance of applicable grading permit, the Applicant shall provide formal notification to all sensitive receptors (including residential and office) within 1,000 feet of the Project area prior to commencing the blasting or rock crushing operation. The notification should identify potential noise, work hours and time frame, and contact information. Prior to issuance of grading permits, the applicant shall submit a copy of the notice and a list of addresses to where the notice was sent (see N-2).  |                                       |

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|---|--|---------------|---|---------------------------------------|
| N.2   | On-site construction activities including blasting of rock could generate vibration impacts to nearby areas. | Remediation   | N-2<br>Prior to issuance of applicable grading permit, the Applicant shall submit a blasting plan for review and approval by San Luis Obispo County Planning and Building for all blasting activities at the site that includes: <ol style="list-style-type: none"> <li>1. Informing the public about the Project and potential blasting-related consequences;</li> <li>2. Scheduling the work to reduce adverse effects;</li> <li>3. Designing the blast to reduce vibration and air over pressure including limiting the size of blasting charges and confinement to the minimum feasible;</li> <li>4. Using blast signals to notify nearby residents that blasting is imminent;</li> <li>5. Monitoring and recording the vibration and air overpressure effects of the blast;</li> <li>6. Responding to and investigating complaints;</li> <li>7. If complaints are received, blasting shall not resume until it has been determined whether an adaptive blasting strategy needs to be implemented; and</li> <li>8. Providing formal notification to all sensitive receptors (including residential and office) within 1000 feet of the Project area prior to commencing the blasting or rock crushing operation. The notification should identify potential noise, work hours and time frame, and contact information.</li> </ol> | Less than significant with mitigation |
| <b>CULTURAL RESOURCES AND ARCHAEOLOGY (Section 4.9)</b> |  |               |   |                                       |
| CR.1  | Impacts to paleontological resources due to ground disturbance as a result of remediation activities.        | Remediation   | CR-1a<br>Prior to issuance of grading permits for the project, the Applicant shall prepare a Paleontological Monitoring and Mitigation Plan to preserve and protect any fossil resources that may be uncovered during deep excavations at the Project Site. The Plan shall be prepared by a Principal Paleontologist who meets SVP professional qualification standards and shall be consistent with SVP Guidelines. The Plan shall include, at a minimum:  | Less than significant with mitigation |

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|        |                    |               | <ol style="list-style-type: none"> <li>1. Provisions for paleontological monitoring under the supervision of the Principal Paleontologist during all excavation greater than 5 feet deep;</li> <li>2. Descriptions of how salvage and/or preservation will be conducted if fossils are encountered;</li> <li>3. Standards for recording fossil localities in the field, analyzing and preparing recovered remains in the laboratory, and reporting results;</li> <li>4. Health and safety procedures to be implemented by monitors during work at the Project Site; and</li> <li>5. A curation agreement with qualified repositories for scientific research and public education.</li> </ol> <p>Monitoring shall entail the visual inspection of excavated or graded areas and trench sidewalls. In the event that a paleontological resource is discovered, the monitor shall have the authority to temporarily divert the construction equipment around the find until it is assessed for scientific significance and collected, if appropriate. Monitoring efforts may be reduced or eliminated at the discretion of the Principal Paleontologist if, after 50 percent of the excavations are completed, no fossil resources are encountered.</p> <p>CR-1b If paleontological resources are discovered during any ground disturbing activities, the Applicant or their agents shall immediately cease all work activities within 50 feet of the discovery until the Provisions of the Paleontological Monitoring and Mitigation Plan (MM CR-1a) are implemented. Any required significance evaluation or fossil recovery shall be fully funded by the Applicant and completed under the supervision of a Principal Paleontologist who meets SVP professional qualification standards. Work in the area of the discovery shall not resume until authorization is received from the County or City Department of Planning and Building.</p> <p>CR-1c The Applicant shall design and implement a Worker Education Program that shall be provided to all Project personnel who may encounter and/or alter paleontological</p> |                 |

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| Impact | Impact Description  | Project Phase | Mitigation Measures  | Residual Impact                              |
|--------|---|---------------|--|--|
|        |   |               | <p>resources, including construction supervisors and field personnel. No construction worker shall be involved in field operations without having participated in the Worker Education Program. The training shall be prepared by the Principal Paleontologist and shall provide a description of the fossil resources that may be encountered in the Project area, outline steps to follow in the event that a fossil discovery is made, and provide contact information for the Project Paleontologist and on-site monitor(s). The training may be conducted concurrent with other environmental or safety awareness and education programs for the Project, provided that the program elements pertaining to paleontological resources is provided by a qualified instructor meeting applicable professional qualifications standards.</p>  |  |
| CR.2   | <p>Impacts to historical resources at the Project Site due to ground disturbance as a result of remediation activities.</p> | Remediation   | <p>CR-2a Prior to issuance of applicable grading permits, the Applicant shall fund and implement a Phase III archaeological data recovery program at Features 21 and 27. The data recovery shall be directed by a Registered Professional Archaeologist (RPA) with expertise in historical archaeology, and shall be carried out in accordance with a Data Recovery Plan prepared in advance by the RPA and approved by the County of San Luis Obispo Department of Planning and Building. All artifacts and other remains shall be analyzed according to current professional standards. A final technical report shall be prepared that describes field and laboratory methods, results of technical analysis of recovered materials, and site interpretations. Artifacts, records, and other associated materials shall be deposited with an appropriate curation facility following completion of the work; the Applicant shall be responsible for all curation costs. A Chumash tribal representative shall monitor all excavation.</p> <p>CR-2b Presently 37 features are located outside the remediation areas of impact. However, if project design plans change to include these areas then prior to issuance of applicable grading permit, the Applicant shall fund and implement a Phase II/III archaeological data recovery program at Features 1, 2, 4, 6, 7-9, 12-18, 22-23, 25-26, 28-32, 34-35, 39-42, 44, 46, 48-50, 52, 53, and 55 . Without proper subsurface testing and evaluation, the significance of each of these features remains unknown.</p> | <p>Less than significant with mitigation</p> |

**CLASS II Impacts – Proposed Project – Remediation**  
**Impacts That Can Be Mitigated To Less Than Significant Levels**

(Impacts that must be addressed in Findings that the mitigation measures would reduce the level of impact to insignificant in accordance with Sections 15091 of the State CEQA Guidelines)

| Impact | Impact Description | Project Phase | Mitigation Measures  | Residual Impact |
|--------|--------------------|---------------|--|-----------------|
|        |                    |               | <p>Therefore, for management purposes they are assumed to embody the site’s significant qualities. The data recovery program at these features shall use a phased approach which first defines their significant qualities and then recovers a representative sample. The work shall follow the “consolidated approach” outlined in the City of San Luis Obispo Archaeological Resource Preservation Program Guidelines (October 2009 edition); the approach shall be described in detail in a Data Recovery Plan prepared in advance by the RPA and approved by the County of San Luis Obispo Department of Planning and Building. The work shall be directed by a Registered Professional Archaeologist (RPA) with expertise in historical archaeology. If the Applicant’s Consultant completes a separate report on the testing and evaluation of these features, and it is reviewed by the EIR Consultant, then additional testing and/or mitigation may not be required for some of these features.</p> <p>All artifacts and other remains recovered from these features shall be analyzed according to current professional standards. A final technical report shall describe field and laboratory methods, results of technical analysis of recovered materials, and site interpretations. Artifacts, records, and other associated materials shall be deposited with an appropriate curation facility following completion of the work; the Applicant shall be responsible for all curation costs. A Chumash tribal representative shall monitor all excavation.</p> <p>CR-2c Prior to issuance of applicable grading permit, Features 58-72 shall be documented to Level 1 standards of the Historic American Engineering Record (HAER). The County of San Luis Obispo Department of Planning and Building shall ensure that HAER documentation is carried out by a qualified architectural historian who meets the Secretary of Interior’s Professional Qualifications Standards for Architectural History. HAER documentation shall include a Historic Structure Report (HSR) prepared to National Park Service HABS/HAER standards and guidelines. All work shall be fully funded by the Applicant and approved by the County. The HSR shall include a set of measured drawings and large format black-and-white 8-by-10 inch archival quality prints and negatives produced by a professional photographer. The photographs should include a minimum of twelve views, including interior and</p> |                 |

**CLASS II Impacts – Proposed Project – Remediation**  
**Impacts That Can Be Mitigated To Less Than Significant Levels**

(Impacts that must be addressed in Findings that the mitigation measures would reduce the level of impact to insignificant in accordance with Sections 15091 of the State CEQA Guidelines)

| Impact | Impact Description | Project Phase | Mitigation Measures  | Residual Impact |
|--------|--------------------|---------------|--|-----------------|
|        |                    |               | <p>exterior views of the character-defining elements of the remnant tanks and reservoirs, and existing drawings or historic views. All reports along with two sets of prints shall be submitted to the California State Library in Sacramento and the History Center of San Luis Obispo County.</p> <p>CR-2d Prior to issuance of applicable grading permit, the Applicant shall insure that construction fencing is placed around the construction zone prior to the start of construction to protect the remaining unevaluated resources outside the Area of Direct Impact (ADI). Fencing shall ensure a minimum buffer of 20 feet around any unevaluated cultural features (unless otherwise determined by a Registered Professional Archaeologist). Areas outside the protective fencing shall be designated as Environmentally Sensitive Areas (ESA). The fence installation shall be monitored by the RPA to insure no impact to any cultural resources, and shall be periodically inspected by an environmental monitor to ensure that it remains in place throughout the duration of construction.</p> <p>CR-2e Prior to completion of the grading portion of the remediation component of the Project, the Applicant shall prepare a Cultural Resources Management Plan (CRMP) which is integrated with the long-range Open Space Management Plan. The CRMP shall be approved by the County in consultation with the City. The CRMP shall include, but not limited to, specification of policies and procedures to manage and protect cultural resources on the entire Project Site from impacts by future projects or use of the Project Site. The CRMP preparation and implementation shall be fully funded by the Applicant, developed by a Registered Professional Archaeologist (RPA), and shall be made applicable to the Project Site in perpetuity, through recordation of restrictive covenants in a form approved by the County, in consultation with the City.</p> <p>CR-2f Prior to completion of the grading portion of the remediation component of the Project and subsequent to completion of Phase III data recovery, the Applicant shall fund the preparation of public interpretive materials including, but not limited to, a</p> |                 |

**CLASS II Impacts – Proposed Project – Remediation**

**Impacts That Can Be Mitigated To Less Than Significant Levels**

(Impacts that must be addressed in Findings that the mitigation measures would reduce the level of impact to insignificant in accordance with Sections 15091 of the State CEQA Guidelines)

| Impact | Impact Description  | Project Phase | Mitigation Measures  | Residual Impact                              |
|--------|---|---------------|--|--|
|        |   |               | <p>small plaque and display kiosks approved by the County in consultation with the City to be placed in an easily accessible location on the southern and northern parcels of the Project Site, and on a website or static exhibit suitable for display at The History Center, San Luis Obispo Public Library, and/or other appropriate public location within the City of San Luis Obispo.</p>  |  |
| CR.3   | <p>Inadvertent discovery of archaeological remains during remediation activities.</p> | Remediation   | <p>CR-3a The Applicant will design and implement a Worker Education Program that will be provided to all Project personnel who may encounter and/or alter historical resources or unique archaeological properties, including construction supervisors and field personnel. No construction worker will be involved in field operations without having participated in the Worker Education Program. The Worker Education Program shall include, at a minimum:</p> <ol style="list-style-type: none"> <li>1. A review of archaeology, history, prehistory and Native American cultures associated with historical resources in the Project vicinity.</li> <li>2. A review of applicable state and local ordinances, laws and regulations pertaining to historic preservation.</li> <li>3. A discussion of site procedures to be followed in the event that unanticipated cultural resources are discovered during implementation of the Project.</li> <li>4. A statement by the construction company or applicable employer agreeing to abide by the Worker Education Program, City and County policies and other applicable laws and regulations.</li> </ol> <p>The Worker Education Program may be conducted in concert with other environmental or safety awareness and education programs for the Project, provided that the program elements pertaining to cultural resources are provided by a qualified instructor meeting applicable professional qualifications standards.</p> <p>CR-3b If prehistoric or historic-period archaeological resources are discovered during any ground disturbing activities, the Applicant or their agents shall immediately cease all work activities within 50 feet of the discovery and immediately notify the City or</p> | <p>Less than significant with mitigation</p> |

**CLASS II Impacts – Proposed Project – Remediation**  
**Impacts That Can Be Mitigated To Less Than Significant Levels**

(Impacts that must be addressed in Findings that the mitigation measures would reduce the level of impact to insignificant in accordance with Sections 15091 of the State CEQA Guidelines)

| Impact | Impact Description  | Project Phase | Mitigation Measures   | Residual Impact                       |
|--------|---|---------------|---|---------------------------------------|
|        |   |               | <p>the County of San Luis Obispo Department of Planning and Building. A Registered Professional Archaeologist (RPA) shall evaluate the significance of the discovery prior to resuming any activities that could impact the resource. If the archaeologist determines that the find embodies the significant qualities of the Project Site or offers previously unidentified data potential, the area of concern as determined by the RPA shall be avoided or a data recovery plan shall be developed. Any required testing or data recovery and/or curation shall be fully funded by the Applicant and completed by a RPA prior to construction being resumed in the affected area. Work shall not resume until authorization is received from the County and City Department of Planning and Building.</p>  |                                       |
| CR.4   | Inadvertent discovery of human remains during remediation activities. | Remediation   | <p>CR-4 If potential human remains are discovered, the Applicant or their agents shall comply with Section 15064.5 (e) (1) of the CEQA Guidelines and the Public Resources Code Section 7050.5. All work activities shall immediately cease in the area (within approximately 50 feet) of the discovery. A Registered Professional Archaeologist (RPA) shall inspect the remains and confirm that they are human, and if so shall immediately notify the County and City Departments of Planning and Building and contact the County Coroner in accordance with Public Resources Code Section 5097.98 and Health and Safety Code Section 7050.5. If the Coroner determines the remains are Native American, the coroner shall contact the Native American Heritage Commission (NAHC). As provided in Public Resources Code Section 5097.98, the NAHC shall identify the person or persons believed to be most likely descended from the deceased Native American. The most likely descendent, in consultation with the County, City, and other Tribal representatives, makes recommendations for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98.</p> <p>Based on discussions with tribal representatives, fully funded by the Applicant, and subject to concurrence of the Most Likely Desendent (MLD), the following</p> | Less than significant with mitigation |

**CLASS II Impacts – Proposed Project – Remediation**  
**Impacts That Can Be Mitigated To Less Than Significant Levels**

(Impacts that must be addressed in Findings that the mitigation measures would reduce the level of impact to insignificant in accordance with Sections 15091 of the State CEQA Guidelines)

| Impact  | Impact Description  | Project Phase | Mitigation Measures  | Residual Impact                       |
|---|---|---------------|--|---------------------------------------|
|   |   |               | <p>treatments of human remains shall be considered (in order of preference):</p> <ol style="list-style-type: none"> <li>1. Remains shall be left in place if at all possible through project redesign;</li> <li>2. Remains shall be disinterred and reburied on the Project Site in a location not subject to further disturbance;</li> <li>3. Remains shall be disinterred and reburied in a location provided by the Applicant and/or the County.</li> </ol> <p>Any disinterment of human remains shall be carried out with due care and respect, according to archaeological procedures. In situ Native American remains may be documented with drawings, measurements, and other non-destructive methods, but shall not be photographed or subject to destructive analysis without prior approval of the MLD.</p>  |                                       |
| <b>AESTHETICS AND VISUAL RESOURCES (Section 4.10)</b> |   |               |  |                                       |
| AE.1  | The Project remediation activities could degrade the existing visual character or quality of the site and its surroundings. | Remediation   | <p>AE-1a The Applicant shall ensure that graded areas for development pads that are not built on within two years of creation of the development pads, are temporarily landscaped or otherwise maintained as needed to cover exposed soils and maintain growth of weeds. Weeds shall be controlled to not be unsightly.</p> <p>AE-1b The Applicant shall ensure that fencing installed throughout the Project Site in order to implement institutional controls for management of the area for wildlife habitat shall contribute to the aesthetic character of the site and vicinity. Prior to issuance of grading permits for sites where fencing is required, the applicant shall submit to the County Department of Planning and Building for review and approval, in consultation with the City of San Luis Obispo, site fencing plans. The plans shall include: fencing types that meet the functional requirements for the institutional controls; fencing locations; materials and color palette consistent with City of San Luis Obispo design guidelines; and, as needed, complementary landscape to break-up the public view of the fencing.</p> | Less than significant with mitigation |

**CLASS II Impacts – Proposed Project – Remediation**  
**Impacts That Can Be Mitigated To Less Than Significant Levels**

(Impacts that must be addressed in Findings that the mitigation measures would reduce the level of impact to insignificant in accordance with Sections 15091 of the State CEQA Guidelines)

| Impact  | Impact Description   | Project Phase | Mitigation Measures                                    | Residual Impact                       |
|---|--|---------------|--|---------------------------------------|
| <b>HAZARDS AND HAZARDOUS MATERIALS (Section 4.11)</b> |  |               |  |                                       |
| HM.3  | Asbestos exposure risk during site remediation activities.   | Remediation   | Implement mitigation measures AQ-1b and AQ-1c.         | Less than significant with mitigation |
| <b>AGRICULTURE (Section 4.15)</b>                     |  |               |  |                                       |
| AR.3  | The remediation component of the Project would involve other changes in the existing environment, such as deed restrictions and a land use covenant on an adjacent property, which, due to their location or nature, could result in the conversion of farmland to non-agricultural use. | Remediation   | Implement mitigation measures AQ-1b, AQ-2a, and AQ-2b. | Less than significant with mitigation |

**CLASS III Impacts – Proposed Project – Remediation**  
**Adverse but Not Significant Impacts**

| Impact                               | Description of Impact   | Project Phase | Mitigation Measures  | Residual Impact       |
|--------------------------------------|---|---------------|--|-----------------------|
| <b>AIR QUALITY (Section 4.1)</b>     |   |               |  |                       |
| AQ.3                                 | Construction activities associated with remediation could generate GHG emissions that exceed SLOAPCD thresholds.  | Remediation   | No mitigation measures are required since the impact is less than significant.   | Less than significant |
| <b>WATER RESOURCES (Section 4.5)</b> |   |               |  |                       |
| WR.2                                 | The use of groundwater resources as a water supply for remediation could substantially deplete groundwater supplies or interfere substantially with groundwater recharge. | Remediation   | WR-2 The Applicant shall work with the City of San Luis Obispo to obtain reclaimed water for use during the Remediation Project.   | Less than significant |
| WR.5                                 | Grading and recontouring of the site could result in changes to surface water flows, thereby increasing surface water runoff from the Project Site.                       | Remediation   | No mitigation measures are required since the impact is less than significant.   | Less than significant |
| <b>WASTEWATER (Section 4.6)</b>      |   |               |  |                       |
| WW.1                                 | The wastewater generated from remediation activities could  | Remediation   | WW-1a Prior to the discharge of any wastewater from remediation activities the Applicant shall provide to the County a copy of the WDR from the RWQCB.<br><br>WW-1b Prior to issuance of grading permits for remediation the Applicant shall prepare a | Less than significant |

**CLASS III Impacts – Proposed Project – Remediation**  
**Adverse but Not Significant Impacts**

| <b>Impact</b>   | <b>Description of Impact</b>  | <b>Project Phase</b> | <b>Mitigation Measures</b>  | <b>Residual Impact</b> |
|---|---|----------------------|---|------------------------|
|   | result in releases to the environment that could impact surface water or groundwater quality.                               |                      | Dewatering Contingency Plan that shall be submitted to the RWQCB for review and approval. The Applicant shall provide to the County a copy of the RWQCB approval letter for the Dewatering Contingency Plan.  |                        |
| <b>HAZARDS AND HAZARDOUS MATERIALS (Section 4.11)</b> |   |                      |   |                        |
| HM.1  | Potential health risk due to exposure to residual contamination following site remediation for future site uses.            | Remediation          | HM-1 Prior to issuance of grading or other related permits authorizing initiation of the remediation and restoration component of the project, the Applicant shall submit to the City and County written verification from the RWQCB that the Remedial Action Plan has been finalized and approved.         | Less than significant  |
| HM.2  | Public accident risk associated with truck traffic during site remediation.   | Remediation          | No mitigation measures are required since the impact is less than significant.  | Less than significant  |
| <b>POPULATION AND HOUSING (Section 4.12)</b>          |   |                      |   |                        |
| P/H.1   | The remediation component of the Project may induce substantial growth in the area by proposing new businesses in the area. | Remediation          | No mitigation measures are required since the impact is less than significant.  | Less than significant  |
| <b>PUBLIC SERVICES AND UTILITIES (Section 4.13)</b>   |   |                      |   |                        |
| PS/U.1  | Additional truck trips or construction activities could interfere with fire protection                                      | Remediation          | PS/U-1 The Applicant shall incorporate the following in the construction traffic management plan for review and approval by the City and County Public Works departments: <ul style="list-style-type: none"> <li>• Advance notification of emergency response providers near the Project Site of</li> </ul> | Less than significant  |

**CLASS III Impacts – Proposed Project – Remediation  
Adverse but Not Significant Impacts**

| Impact | Description of Impact  | Project Phase | Mitigation Measures  | Residual Impact       |
|--------|--|---------------|--|-----------------------|
|        | emergency vehicles response times along Tank Farm Road.  |               | exact construction locations, potential lane closure schedules, and potential alternate routes. <ul style="list-style-type: none"> <li>• In order to avoid disruption to fire protection services’ access through the area, traffic safety procedures, including, but not limited to, flagmen and signs controlling traffic crossing Tank Farm Road.</li> </ul>  |                       |
| PS/U.2 | Additional truck trips or construction activities could interfere with police protection emergency vehicles response times along Tank Farm Road. | Remediation   | Implement mitigation measure PS/U-1 in order to further reduce the impacts generated by the Project.   | Less than significant |
| PS/U.3 | Construction equipment could potentially use nonrenewable resources in a wasteful or inefficient manner.   | Remediation   | PS/U-3 To avoid wasteful use of gasoline or diesel fuel, construction vehicles should be left on-site for the duration of each annual active construction season (as defined by allowed construction timing by the various mitigation measures), and construction vehicles shall be turned off when not in use to avoid idling.  | Less than significant |
| PS/U.4 | Remediation activities would generate solid waste requiring disposal at landfills.   | Remediation   | PS/U-4 Prior to issuance of grading permits, the Applicant shall submit a Solid Waste Management Plan (SWMP) for approval by the San Luis Obispo County IWMA (and the City of San Luis Obispo Utilities Department if the City annexes the site prior to completion of the remediation component of the project) to maintain a diversion rate of at least 50 percent of construction waste from reaching the landfill. The County/City Monitor, IWMA (and the City Utilities Department if applicable) would also monitor the Applicant’s implementation of the SWMP and verify compliance with solid waste diversion requirements. The SWMP shall consist of information regarding, but not limited to: <ul style="list-style-type: none"> <li>a. The name and contact information of who will be responsible for implementing the recycling plan;</li> </ul> | Less than significant |

**CLASS III Impacts – Proposed Project – Remediation**  
**Adverse but Not Significant Impacts**

| Impact                           | Description of Impact | Project Phase | Mitigation Measures   | Residual Impact |
|----------------------------------|-----------------------|---------------|---|-----------------|
|                                  |                       |               | <ul style="list-style-type: none"> <li>b. A brief description of the Project wastes to be generated, including types and estimated quantities of each material to be salvaged, reused, or recycled during the construction phase of this Project;</li> <li>c. Waste sorting/recycling and/or collection areas shall be clearly indicated on the Site Map;</li> <li>d. A description of the means of transportation and destination of recyclable materials and waste, and a description of where recyclable materials and waste will be sorted (whether materials will be site-separated and hauled to designated recycling or landfill facilities, or whether mixed materials will be removed from the site to be processed at a mixed waste sorting facility);</li> <li>e. The name of the landfill(s) where trash will be disposed of and a projected amount of material that will be landfilled;</li> <li>f. A description of meetings to be held between Applicant and contractor to ensure compliance with the recycling plan;</li> <li>g. A contingency plan shall identify an alternate location to recycle and/or stockpile construction debris in the event of local recycling facilities becoming unable to accept material (for example: all local recycling facilities reaching the maximum tons per day due to a time period of unusually large volume);</li> <li>h. Ongoing documentation by the Contractor submitted with each Building/Zoning Inspection shall report on a quarterly basis;</li> <li>i. Disposal information including quantity of material landfilled, which landfill was used, total landfill tipping fees paid, and copies of weight tickets, manifests, receipts, and invoices;</li> <li>j. Recycling information including quantity of material recycles, receiving party, and copies of weight tickets, manifests, receipts, and invoices; and</li> <li>k. Reuse and salvage information including quantities of salvage materials, storage locations if they are to be used on-site, or receiving party if resold/used off-site.</li> </ul> |                 |
| <b>RECREATION (Section 4.14)</b> |                       |               |   |                 |
| REC.1                            | The remediation       | Remediation   | No mitigation measures are required since the impact is less than significant.  | Less than       |

**CLASS III Impacts – Proposed Project – Remediation**  
**Adverse but Not Significant Impacts**

| Impact                            | Description of Impact  | Project Phase | Mitigation Measures  | Residual Impact       |
|-----------------------------------|--|---------------|--|-----------------------|
|                                   | activities could have a potential effect on existing recreational facilities and users.  |               |  | significant           |
| <b>AGRICULTURE (Section 4.15)</b> |  |               |  |                       |
| AR.1                              | The remediation and restoration activities would result in the conversion of farmland or grazing land to non-agricultural uses.                    | Remediation   | No mitigation measures are required since the impact is less than significant. | Less than significant |
| AR.2                              | The remediation and restoration activities would potentially conflict with existing zoning for agricultural use or with a Williamson Act contract. | Remediation   | No mitigation measures are required since the impact is less than significant. | Less than significant |

**CLASS IV Impacts – Proposed Project – Remediation**  
**Beneficial Impacts**

| Impact  | Description of Impact   | Project Phase | Mitigation Measures     | Residual Impact |
|---|---|---------------|-------------------------|-----------------|
| <b>HAZARDS AND HAZARDOUS MATERIALS (Section 4.11)</b> |   |               |                         |                 |
| HM.5  | Potential aircraft safety hazards due to changes in topography of the project site. | Remediation   | No mitigation required. | Beneficial      |