Condition 61	Broderson Leachfield Revegetation / Resource Management Plan

Immediately following construction of the leachfields within the Broderson property, the disturbance area and all existing and unaffected coastal sage scrub (or coastal dune scrub) within the property shall be restored, enhanced, and maintained to promote the land's function and value as suitable habitat for sensitive plants and wildlife that are local or endemic to the area. Restoration and enhancement efforts, including at minimum, seeding with native plant species and eradication of exotic non-native plant species, shall be repeated immediately following all long-term maintenance activities resulting in temporary disturbance of the leachfields. This shall be applied to the ripping and backfilling activities that will be required every 5 to 10 years to maintain the leachfield function.

Restoration activities shall be conducted according to a Restoration Plan or similar plan specifically prepared for the effort and approved by USFWS, CDFG, and/or the CNPS. The Restoration Plan shall require at minimum, a description of the prescribed restoration and methodology, feasibility and likelihood for success, and a schedule and program for maintenance, monitoring and reporting the progress of the restoration effort. All restoration activities shall be conducted by qualified personnel with expertise in restoration ecology and knowledge of sensitive plant and wildlife species in the area. The restoration effort shall include the implementation of a seed collection program to gather seeds to be used during restoration from native sources. The seed collection program shall be prepared for approval by the County prior to project construction activities. The seed collection program shall include the use of native plants that will be removed as a result of the project, including but not limited to: mock heather (Ericameria ericoides), silver dune lupine (Lupinus chamissonis), California sagebrush (Artemisia californica), black sage (Salvia mellifera), bush monkey flower (Mimulus aurantiacus), and deerweed (Lotus scoparius). Collection shall take place by qualified personnel with expertise in botanical resources during the appropriate time of year for seed production and harvesting.

Unless otherwise determined during consultation with the USFWS, the restoration effort shall be monitored against performance standards for a minimum of five years, or until the first ripping event for the restored areas within the leachfield area, after which the maintenance and monitoring of the restored areas shall be covered within specific management directives contained within a Resource Management Plan. The performance standards shall include, at minimum, at least 80 percent native plant species coverage and no greater than 1 percent coverage of invasive non-native plant species (e.g. pampass grass, veldt grass). At minimum, the restored areas must demonstrate a continued ability to support the functions and values necessary to sustain the Morro shoulderband snail. Quarterly monitoring shall be conducted for the first two years of the restoration effort, with annual monitoring efforts to follow for the remaining three years. All monitoring and maintenance of restoration areas shall be conducted by qualified

Condition Satisfied

Jason H. Giffen

Director, SLO County Planning

April 3, 2012

Date

personnel with expertise in botanical resources and knowledge of sensitive species that occur in the local area, including the Morro shoulderband snail, Morro Bay kangaroo rat, and Morro blue butterfly.

The County shall provide annual reports to the USFWS documenting the results of all restoration and monitoring activities. Annual reports shall be provided to the USFWS for a minimum of five years or until it is determined by the USFWS that requisite performance criteria have been met. These reports should include any noted changes in the plant community structure or composition or surface hydrology down-slope of the Broderson leachfields, in addition to other requirements as determined through USFWS consultation and stipulated within permit conditions.

All on-going and long-term restoration, enhancement, and maintenance of preserved lands on the Broderson property shall be implemented according to a Resource Management Plan or similar mitigation and monitoring plan that may be developed during consultation with the USFWS. The Resource Management Plan shall include management directives that are specific to the preserve and the resources present. The Resource Management Plan shall include measures for the removal and eradication of invasive exotic plant species known to occur in the local area, including veldt grass and pampas grass. Activities that involve the removal of invasive species should not result in unnecessary trampling or removal of native species, and techniques for invasive removal shall be least damaging to native species.

Evidence of compliance:
This condition is closely related to Coastal Condition 5, which expands the restoration and monitoring components beyond the Broderson site to include the Mid-town site and four pump station sites. Please refer to the attached Habitat Management Plan (HMP), which has been reviewed by both the Department of Fish and Game and the US Fish and Wildlife Service. The document also incorporates comments made by the San Luis Obispo Land Conservancy. The HMP addresses planting palettes, performance standards, seed collection, and monitoring.

SWCA
ENVIRONMENTAL CONSULTANTS

Habitat Management Plan for the Los Osos Wastewater Project, Los Osos, San Luis Obispo County, California

Prepared for:

County of San Luis Obispo

Prepared by:

SWCA Environmental Consultants

November 2011