

Mitigation Monitoring and Reporting Program

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

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

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Biological Resources				
BIO-1				
(a) Worker Environmental Awareness Program (WEAP). Prior to initiation of construction activities (including staging and mobilization), all personnel associated with project construction shall attend WEAP training, conducted by a qualified biologist, to aid workers in recognizing special status resources that may occur in the project area. The specifics of this program shall include identification of the sensitive species and habitats, a description of the regulatory status and general ecological characteristics of sensitive resources, and review of the limits of construction and mitigation measures required to reduce impacts to biological resources within the work area. A fact sheet conveying this information shall also be prepared for distribution to all contractors, their employers, and other personnel involved with construction of the project. All employees shall sign a form documenting that they have attended the WEAP and understand the information presented to them. The form shall be submitted to the County Department of Planning and Building to document compliance prior to initiation of construction.	WEAP training requirements shall be included on project plans and shall be submitted to the County.	County Department of Planning and Building	Review and approve WEAP training requirements on project plans	Prior to the approval of grading and construction permits
(b) Special Status Plant Species Avoidance and Minimization Measures. Prior to initial ground disturbance and staging activities in areas of suitable habitat for San Luis Obispo owl's clover and Cambria morning glory, seasonally timed focused surveys shall be completed to confirm results of the prior botanical survey. The surveys shall be floristic in nature and shall be seasonally-timed to coincide with the blooming period of the target species, and shall occur in a year with at least 80 percent of typical rainfall, or during which reference site visits confirm the species can be detected. All plant surveys shall be conducted by a qualified biologist approved by the implementing agency. All special status plant species identified on-site	Special status plant species protection plans and surveys shall be prepared by the applicant and shall be submitted the County. Any required permits shall be obtained from the State and federal agencies.	County Department of Planning and Building	Review and approve special status plant species protection plans and surveys	Prior to approval of and issuance of grading and construction permits

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<p>shall be mapped onto a site-specific aerial photograph and topographic map. Surveys shall be conducted in accordance with the most current protocols established by the CDFW, USFWS, and consistent with the County's policies. Survey results shall be submitted to the County Department of Planning and Building prior to initiation of construction.</p> <p>If special-status plant species, specifically, San Luis Obispo owl's clover or Cambria morning glory, are identified within the proposed development footprint, the County Department of Planning and Building will be notified, and an analysis shall be conducted to determine if project impacts would affect more than 10 percent of the population within the BSA. Where direct impacts to special status plants cannot be avoided through redesign of project elements, to compensate for significant impacts on special status plant species, offsite habitat occupied by the affected species shall be preserved and managed in perpetuity at a minimum 1:1 mitigation ratio (at least one plant preserved for each plant affected, and also at least one occupied acre preserved for each occupied acre affected) up to the significance threshold. The threshold is more than 10 percent of the BSA population for CRPR 1B species, and a mitigation and monitoring program will be required. Avoidance of special-status plant occurrences will be the primary mitigation measure. Where direct impacts to special status plants cannot be avoided, to compensate for significant impacts on special status plant species, onsite salvage and restoration shall occur, or offsite habitat occupied by the affected species shall be preserved and managed in perpetuity at a minimum 1:1 mitigation ratio (at least one plant preserved or restored for each plant affected, and also at least one occupied acre preserved or restored for each occupied acre affected).</p> <p>If onsite restoration is selected, then a salvage and relocation program to preserve open space areas on</p>				

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<p>site containing appropriate habitat will be implemented to ensure the long-term survivability of the species. A special status plant mitigation restoration plan will be prepared, if needed, to identify suitable locations, methods, and success criteria for special status plant mitigation through direct seeding and restoration of suitable unoccupied habitat. The plan shall, at a minimum, require replacement through collection of seed and topsoil from impact sites, a monitoring and management component that outlines weed management and monitoring techniques, and success criteria that require successful establishment of the target species over the acreage and numbers of impacted plants within five years. Annual monitoring for at least five years shall be incorporated into the program. The plan shall be submitted to the County Department of Planning and Building for approval prior to issuance of grading permits. Implementation of the plan shall be underway prior to final sign off. Annual reports shall be submitted to the County Department of Planning and Building until success criteria are met.</p> <p>If offsite preservation is selected, areas proposed for preservation and serving as compensatory mitigation for special status plant impacts shall contain verified extant populations of the special status plant species, of similar size and quality, and equal or greater density to the populations that would be impacted by the Project. Preservation of offsite local populations would ensure that although the project could impact some individuals of CRPR 1B, the project would not result in extirpation of these species from the region, and conserved populations would benefit long-term survival of these species statewide. Because populations of annual plants can fluctuate from year to year and are difficult to census over large areas, estimated population of the target species at mitigation sites may vary by up to 10 percent from impacted population estimates, provided calculations are based on population estimates</p>				

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<p>conducted following 2009 CDFW-approved botanical survey protocol. The technical report shall identify a species-by-species accounting of individuals and acreage impacted; locations, acreages, and individuals at each proposed mitigation site; botanical survey dates, personnel, mapping and population estimation techniques used to demonstrate site suitability as mitigation for special status plant impacts. The report shall be submitted to the County Department of Planning and Building prior to issuance of grading permits. Documentation that the preservation effort is complete shall be submitted to the County Department of Planning and Building prior to final sign off.</p> <p>(c) Native Landscaping. In order to ensure that project landscaping does not introduce invasive non-native plant species, landscaping materials shall not include non-native invasive species. Drought tolerant, locally native plant species shall be incorporated into landscaping plans. Noxious, invasive, non-native plant species that are recognized on the Federal Noxious Weed List, California Noxious Weeds List, and/or California Invasive Plant Council Inventory shall not be permitted. Prior to installing vegetation and landscaping in common areas such as stormwater basins and LID systems, a landscape plan shall be submitted to the County Department of Planning and Building identifying the plant palettes, including seed mixes, to be used and specifying the prohibition against using invasive species. Prior to buildout of each lot, a plant palette outlining materials proposed for use shall be submitted to the County Department of Planning and Building for approval, prior to issuance of building permits. The plant palette for lot buildout shall include a statement specifying the prohibition against using invasive species.</p> <p>(d) Preconstruction Surveys for Nesting Raptors and Birds. The applicant shall ensure the following actions are undertaken to avoid and minimize potential impacts to</p>	<p>Landscape plan shall be prepared by the applicant and shall be submitted the County. Any required permits shall be obtained from the State and federal agencies.</p> <p>Surveys and survey reports for nesting raptors and birds shall be prepared by the applicant and shall be submitted to the County. Any required permits</p>	<p>County Department of Planning and Building</p> <p>County Department of Planning and Building</p>	<p>Review and approve landscape plan</p> <p>Review and approve surveys and survey</p>	<p>Prior to issuance of building permits</p> <p>At least one week prior to initiating</p>

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<p>nesting birds:</p> <p>To the extent feasible, removal of vegetation within suitable nesting bird habitats will be scheduled to occur in the fall and winter, outside the typical nesting season (typically February through August).</p> <p>For activities that cannot avoid nesting season, not more than 30 days prior to initiation of construction activities (e.g. mobilization, staging, and Environmentally Sensitive Area (ESA) fence installation) during the breeding season (February 15 to August 31), a qualified biologist shall conduct preconstruction surveys for nesting raptors and other native nesting birds. The survey for the presence of nesting raptors shall cover all areas within the disturbance footprint plus a 500-foot buffer where access can be secured. The survey area for all other nesting bird species shall include the disturbance footprint plus a 300-foot buffer. The surveys shall be repeated during the breeding season for each subsequent year of construction to ensure that ongoing construction activities avoid impacts to nesting birds. Survey reports shall be submitted to the County Department of Planning and Building at least one week prior to initiating construction, and within one week of completing surveys for ongoing activities.</p> <p>If active nests (nests with eggs or chicks) are located, the qualified biologist shall establish an appropriate avoidance buffer ranging from 50 to 300 feet based on the species biology and the current and anticipated disturbance levels occurring in vicinity of the nest, and 500 feet for nests of fully protected species (such as white-tailed kite) and raptors. The objective of the buffer shall be to reduce disturbance of nesting birds. All buffers shall be marked using high-visibility flagging or fencing, and, unless approved by the qualified biologist, no construction activities shall be allowed within the buffers until the young have fledged from the nest or the nest fails. A qualified biologist shall</p>	<p>shall be obtained from the State and federal agencies.</p>		<p>reports for nesting raptors and birds</p>	<p>construction, and within one week of completing surveys for ongoing activities</p>

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<p>confirm that breeding/nesting is completed and young have fledged the nest prior to removal of the buffer. Encroachment into the buffer shall be conducted at the discretion of the qualified biologist. Nests of fully protected species shall not be removed at any time, even when inactive. Monitoring reports summarizing nest avoidance measures, including buffers, fledge dates, and documentation of the avoidance of fully protected species, if applicable, shall be submitted to the County Department of Planning and Building on a monthly basis while nest buffers are in place or while activities are occurring within the specified buffer of an inactive nest of a fully protected species.</p> <p>(e) Burrowing Owl Avoidance and Minimization. No more than 30 days before the start of initial ground disturbing activities, a qualified biologist(s) shall conduct focused, pre-construction, take-avoidance surveys for burrowing owls within all areas proposed for ground disturbance that contain suitable owl habitat (CDFW 2012). Preconstruction surveys shall be consistent with CDFW-recommended methods described in the Staff Report on Burrowing Owl Mitigation (CDFW 2012), and be conducted on foot such that 100% of the survey area is visible, and shall cover the entire limits of disturbances plus a 500-foot buffer. If the project is developed in phases, the preconstruction surveys shall be timed to coincide with the start of each phase, rather than the entire site being surveyed at one time. All observations of burrowing owl and sign of burrowing owl (including suitable burrows, pellets, whitewash) shall be mapped on a site-specific aerial image. A report of the survey finds shall be submitted to the County Department of Planning and Building prior to initiation of construction activities.</p> <p>If no suitable burrows are found, a final take avoidance survey shall be completed within 48 hours prior to initiation of ground disturbing activities. If suitable burrows for burrowing owls are found during</p>	<p>Burrowing owl protection plans and surveys shall be prepared by the applicant and shall be submitted the County. Any required permits shall be obtained from the State and federal agencies.</p>	<p>County Department of Planning and Building</p>	<p>Review and approve burrowing owl protection plans and surveys</p>	<p>Prior to initiation of construction activities</p>

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<p>preconstruction surveys on the project site; burrowing owl occupancy shall be determined through up to three additional focused surveys on potential burrows during the morning and/or evening survey windows as defined in the <i>Staff Report on Burrowing Owl Mitigation</i> (CDFW 2012). If the burrows are determined to be unoccupied, they shall be hand excavated by a qualified biologist.</p> <p>If the presence of burrowing owls is confirmed, the following avoidance measures shall be implemented.</p> <ol style="list-style-type: none"> 1. Occupied burrows shall not be disturbed during the nesting season (typically February through August) unless a qualified biologist verifies, through noninvasive methods, that either (1) the burrow is not being used for breeding, (2) a previously active nest has failed and the burrow is no longer active, or (3) all juveniles from the occupied burrow are foraging independently and capable of independent survival and the burrow is no longer an active nest burrow. Owls present after February 1 shall be assumed to be nesting unless evidence indicates otherwise. Nest-protection buffers described below shall remain in effect until August 31 or, based upon monitoring evidence, until the nest has failed or all juvenile owls are foraging independently as determined by a qualified biologist. 2. Site-specific, no-disturbance buffer zones shall be established and maintained between project activities and occupied burrows, using the distances recommended in the CDFW guidelines (CDFW 2012). Refer to Table 19 in the EIR for the site-specific no-disturbance buffer zones. <p>The appropriateness of using reduced buffer distances or burrow-specific buffer distances shall be established on a case-by-case basis by a qualified biologist in consultation with CDFW, and shall depend on existing conditions (e.g., vegetation/topographic screening and current disturbance regimes). If necessary, buffer distances shall be carefully reassessed and relaxed or</p>				

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<p>modified, based on future development plans (e.g., increased or intensified construction activities), by a qualified biologist who may consult with CDFW. The buffer zones shall be clearly delineated by highly visible orange construction fencing, which shall be maintained in good condition through construction of project or until construction activities are no longer occurring in the vicinity of the burrow.</p> <p>3. During the nonbreeding season (generally September 1– January 31), a qualified biologist may passively relocate burrowing owls found within construction areas. Prior to passively relocating burrowing owls, a Burrowing Owl Exclusion Plan shall be prepared by a qualified biologist in accordance with Appendix E of the <i>Staff Report on Burrowing Owl Mitigation</i> (CDFW 2012). The Burrowing Owl Exclusion Plan shall be submitted for review and approval to the CDFW and County Department of Planning and Building prior to implementation.</p> <p>The biologist shall accomplish such relocations using one-way burrow doors installed and left in place for at least two nights; owls exiting their burrows will not be able to re-enter. Then, immediately before the start of construction activities, the biologists shall remove all doors and excavate the burrows to ensure that no animals are present the burrow. The excavated burrows shall then be backfilled. To prevent evicted owls from occupying other burrows in the impact area, the biologist shall, before eviction occurs, (1) install one-way doors and backfill all potentially suitable burrows within the impact area, and (2) install one-way doors in all suitable burrows located within approximately 50 feet of the active burrow, then remove them once the displaced owls have settled elsewhere. When temporary or permanent burrow-exclusion methods are implemented, the following steps shall be taken:</p> <p>a) Prior to excavation, a qualified biologist shall</p>				

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<p>verify that evicted owls have access to multiple, unoccupied, alternative burrows, located nearby (within 250 feet) and outside of the projected disturbance zone. If no suitable alternative natural burrows are available for the owls, then, for each owl that is evicted, at least two artificial burrows shall be installed in suitable nearby habitat areas. Installation of any required artificial burrows preferably shall occur at least two to three weeks before the relevant evictions occur, to give the owls time to become familiar with the new burrow locations before being evicted. The artificial burrow design and installation shall be as described in the Example Components for Burrowing Owl Artificial Burrow and Exclusion Plans per Appendix E of the <i>Staff Report on Burrowing Owl Mitigation</i> (CDFW 2012).</p> <p>b) Passive relocation of burrowing owls shall be limited in areas adjacent to project activities that have a sustained or low-level disturbance regime; this approach shall allow burrowing owls that are tolerant of project activities to occupy quality, suitable nesting and refuge burrows. The use of passive relocation techniques in a given area shall be determined by a qualified biologist who may consult with CDFW, and shall depend on existing and future conditions (e.g., time of year, vegetation/topographic screening, and disturbance regimes). Because the project incorporates retention of open space immediately adjacent to the project footprint, no compensatory mitigation for habitat loss is required for this site.</p> <p>(f) Pallid Bat and Bat Roost Avoidance. A qualified biologist shall conduct a survey before any grading or removal of trees, particularly trees 12 inches in diameter or greater at 4.5 feet above grade with loose</p>	<p>Pallid bat and bat roost protection plans and surveys shall be prepared by the applicant and shall be submitted the County. Any required</p>	<p>County Department of Planning and Building</p>	<p>Review and approve pallid bat and bat roost plans and</p>	<p>Prior to issuance of grading permits and</p>

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<p>bark or other cavities within 48 hours prior to removal of trees. If no active roosts are found, no further action shall be required. A survey report summarizing results of the survey shall be submitted to the County Department of Planning and Building within one week of completing surveys.</p> <p>If active maternity roosts or hibernacula are found, the structure or tree occupied by the roost shall be fully avoided and not removed or otherwise impacted by project activities during the maternity season. A minimum 100-foot ESA avoidance buffer shall be demarcated by highly visible orange construction fencing around active maternity roosts. No construction equipment, vehicles, or personnel shall enter the ESA without clear permission from the qualified biologist. ESA fencing shall be maintained in good condition for the duration of the maternity season. The roost shall be removed only after the maternity season has ended, and shall be removed under the direction of a qualified biologist.</p> <p>If active non-maternity bat roosts (e.g., day roosts, hibernacula) are found in trees scheduled to be removed, the individuals shall be safely evicted (e.g., through installation of one-way doors) under the direction of a qualified bat biologist in consultation with the CDFW. In situations requiring one-way doors, a minimum of one week shall pass after doors are installed to allow all bats to leave the roost. Temperatures need to be sufficiently warm for bats to exit the roost, because bats do not typically leave their roost daily during winter months in coastal California. Eviction shall be scheduled to allow bats to leave during nighttime hours, thus increasing their chance of finding new roosts with a minimum of potential predation during daylight.</p>	<p>permits shall be obtained from the State and federal agencies.</p>		<p>surveys</p>	<p>within one week of completing surveys</p>
<p>(g) American Badger Avoidance and Minimization. The mitigation measures below are recommended to determine whether badgers are present in the area and</p>	<p>American badger protection plans and surveys shall be prepared by the applicant and shall be submitted the County. Any required permits</p>	<p>County Department of Planning and Building</p>	<p>Review and approval of American badger protection plans and</p>	<p>Prior to issuance of grading permits</p>

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<p>to prevent badgers from becoming trapped in burrows during construction activities.</p> <ol style="list-style-type: none"> 1. A pre-construction survey for active badger dens shall be conducted by a County qualified biologist within 30 days of initial ground disturbance activities. The survey shall cover the entire area proposed for development plus a 50-foot buffer. Surveys shall focus on both old and new den sites. A survey report summarizing results of the survey shall be submitted to the County Department of Planning and Building within one week of completing survey. 2. In order to avoid the potential direct take of adults and nursing young, no grading shall occur within 50 feet of an active badger den, as determined by a qualified biologist, between March 1 and June 30. Activity status between March 1 and June 30 may be monitored through the use of wildlife cameras. Fiber optic scopes shall not be used during the season in which young may be present in dens. 3. Construction activities during July 1 and March 1 shall comply with the following measures to avoid direct take of adult and weaned juvenile badgers. <ol style="list-style-type: none"> a) Status of dens shall be established through observation of den use. If dens are too long to see the end, a fiber optic scope or other acceptable method, such as multiple nights of documentation with a wildlife camera, shall be used to assess the presence of badgers. Inactive dens shall be excavated by hand with a shovel to prevent badgers from re-using them during construction. b) Passive relocation shall be used to evict animals from active burrows to prevent direct mortality or injury. Although displaced animals may compete with other badgers in the surrounding area, given the relatively small size of the development footprint compared 	<p>shall be obtained from the State and federal agencies.</p>		<p>surveys</p>	

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<p>with surrounding retained open space there is available habitat for displaced individuals. Badgers shall be discouraged from using currently active dens prior to the grading of the site by partially blocking the entrance of the den with sticks, debris and soil for 3 to 5 days. Access to the den shall be incrementally blocked to a greater degree over this period. Alternatively a one-way door in conjunction with daily monitoring and wildlife cameras may be used. After badgers have stopped using active dens within the project boundary, the dens shall be hand-excavated with a shovel to prevent re-use.</p> <p>c) A qualified biologist shall be present during the initial clearing and grading activity. If badger dens are found, all work shall cease until the biologist can safely close the badger den. Once the badger dens have been closed, work on the site may resume.</p> <p>(h) Silvery Legless Lizard Avoidance and Minimization. Within 30 days prior to initiation of ground disturbance areas in sandy soils and areas of oak canopy within the impact footprint, a qualified biologist shall conduct a raking survey to search for legless lizards. Any individuals found shall be relocated to appropriate habitat at least 50 feet outside the development footprint. A survey report summarizing results of the survey shall be submitted to the County Department of Planning and Building within one week of completing survey. A qualified biologist shall monitor initial vegetation clearing and ground disturbance in areas of suitable habitat, primarily associated with oak canopy near the drainage crossing, to salvage and relocate individuals. A monitoring report summarizing results of the monitoring shall be submitted to the County Department of Planning and Building within one week of completing monitoring work for this species.</p>	<p>Silvery legless lizard protection plans and surveys shall be prepared by the applicant and shall be submitted the County. Any required permits shall be obtained from the State and federal agencies.</p>	<p>County Department of Planning and Building</p>	<p>Review and approval of silvery legless lizard plans and surveys</p>	<p>Prior to issuance of grading permits</p>

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<p>(i) California Red-legged Frog Avoidance and Minimization. The applicant shall ensure the following actions are implemented to avoid and minimize potential impacts to California red-legged frog (CRLF):</p> <ul style="list-style-type: none"> ▪ Activities associated with the drainage crossing and any impacts to wetlands shall occur during the dry season when no water is present in the southeastern drainage. ▪ A pre-construction survey of the proposed disturbance footprint for CRLF shall be conducted by a qualified biologist within 48 hours prior to the start of all project activities associated with the drainage crossing or that have potential to impact wetlands and seeps, including ESA fencing installation, to confirm this species is not present in the work area. A report documenting results of the survey shall be provided to the County Department of Planning and Building. ESA fencing installation shall count as the start of construction for purposes of survey timing. ▪ A biological monitor familiar with CRLF will monitor all initial site disturbance within 200 feet of the drainage, including vegetation removal, initial grading, and ESA fence installation. The monitor(s) shall be approved by the County Department of Planning and Building prior to working on the project. ▪ In the event the pre-construction survey or the onsite monitor identifies the presence of individuals of CRLF prior to or during construction, then the applicant shall stop work until the CRLF leave the site of their own accord. If CRLF do not move off site on their own, the applicant shall comply with all relevant requirements of the federal Endangered Species Act prior to resuming project activities as follows: <ul style="list-style-type: none"> ○ Prior to the initiation of any other protective measures, a qualified biologist (i.e., biologist 	<p>California red-legged frog protection plans and surveys shall be prepared by the applicant and shall be submitted the County. Any required permits shall be obtained from the State and federal agencies.</p>	<p>County Department of Planning and Building</p>	<p>Review and approval of California red-legged frog plans and surveys</p>	<p>Prior to issuance of grading permits</p>

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<p>approved by USFWS to translocate CRLF shall, in consultation with USFWS as applicable, identify appropriate relocation sites for CRLF that may be observed during the pre-construction survey or monitoring activities described below and need to be moved from within the limits of direct impact disturbance.</p> <ul style="list-style-type: none"> ○ Relocation or other take (e.g. entrapment) of CRLF can only be conducted by an authorized biologist and the project applicant must have been issued the requisite take authorizations from USFWS before any relocation activity can commence. ○ If the USFWS does not authorize the relocation of CRLF occurring within the project site, CRLF found within the project site shall be avoided with a 100-foot buffer and no activities shall occur within that buffer until the CRLF has left the project site on its own. ▪ Impacts to drainage and wetland habitats with potential to support CRLF shall be fully offset (see Mitigation Measure BIO-2). <p>(j) Western Pond Turtle Avoidance and Minimization. The applicant shall ensure the following actions are implemented to avoid and minimize potential impacts to western pond turtle:</p> <ul style="list-style-type: none"> ▪ A pre-construction survey of the proposed disturbance footprint for western pond turtle shall be conducted by a qualified biologist within 48 hours prior to the start of project construction associated with the drainage crossing, including ESA fencing installation, to confirm this species is not present in the work area. A report documenting results of the survey shall be provided to the County Department of Planning and Building. ESA fencing installation shall count as the start of construction for purposes of survey timing. 	<p>Western pond turtle protection plans and surveys shall be prepared by the applicant and shall be submitted the County. Any required permits shall be obtained from the State and federal agencies.</p>	<p>County Department of Planning and Building</p>	<p>Review and approval of western pond turtle plans and surveys</p>	<p>Prior to issuance of grading permits</p>

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<ul style="list-style-type: none"> A biological monitor familiar with semi-aquatic species that have potential to occur will monitor all initial site disturbance associated with the drainage crossing, including vegetation removal and ESA fence installation. The monitor(s) shall be approved by the County Department of Planning and Building prior to working on the project. If western pond turtles are found, the monitor will halt work until the individual can be moved to a safe location outside the work area, in an area of suitable habitat. Access routes, staging, and construction areas shall be limited to the minimum area necessary to achieve the project goal and minimize potential impacts to western pond turtle habitat, including locating access routes and construction staging areas outside of wetlands and riparian areas to the maximum extent practicable. <p>(k) Night Lighting Standards. The following standards pertaining to night lighting shall be added to the project's design guidelines and submitted to the County Department of Planning and Building for approval prior to issuance of building permits:</p> <p>Night lighting of public areas shall be kept to the minimum necessary for safety purposes:</p> <ul style="list-style-type: none"> Exterior lighting within 100 feet of open space shall be shielded and aimed as needed to avoid spillover into open space areas. Decorative lighting shall be low intensity. Use of high-intensity floodlights on residential lots shall be restricted and all residential lighting shall be shielded. Street lighting shall be minimized except as needed at intersections for safety purposes. 	<p>Night lighting standards shall be added to the project's design plans and submitted to the County.</p>	<p>County Department of Planning and Building</p>	<p>Review and approve project design plans</p>	<p>Prior to issuance of grading permits</p>
<p>BIO-2</p> <p>(a) Construction Best Management Practices. The applicant shall ensure the following general Best</p>	<p>Construction plans shall note construction Best Management Practices and shall be submitted</p>	<p>County Department of Planning and Building</p>	<p>Review and approve construction plans.</p>	<p>Prior to the issuance of</p>

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<p>Management Practices (BMPs) are implemented for construction activity within the project site:</p> <ul style="list-style-type: none"> ▪ Prior to construction, Environmentally Sensitive Areas (ESAs), including wetlands and drainages that are to be preserved, shall be delineated and fenced off to ensure equipment does not enter and to confine access routes and construction areas to the minimum area necessary to construct the project. ▪ Appropriate erosion and sediment control measures shall be implemented to ensure soil and sediment are contained on site and are not allowed to run off into the drainage channels or any wetlands to be preserved. Measures may include fiber rolls, mulches, and placement of silt fence in conjunction with ESA fencing where appropriate. ▪ To the extent feasible, initial ground disturbance and placement of ESA fencing shall be conducted during the dry season, or during periods of no rain in which the site is dry. ▪ If trenches or other excavations more than 12 inches deep are not closed nightly, then adequate means of escape shall be provided (i.e. earthen ramps not more than 2:1 slope, wooden boards, etc.). Trenches shall be inspected daily for wildlife and shall be inspected immediately prior to backfilling. Any wildlife within trenches shall be freed and allowed to move out of the project area. ▪ All vehicle maintenance/fueling/staging shall occur a minimum of 100 feet away from any riparian habitat or intermittent streams. Suitable containment procedures shall be implemented to prevent spills. A minimum of one spill kit shall be available at each work location near riparian, sensitive communities, wetlands or streams. ▪ Work within streams and wetlands shall be limited to the dry season when no surface water is present. ▪ Activities within drainages and wetlands shall be 	<p>to the County. BMPs shall be identified and described for submittal to the County. BMPs shall be adhered to for the duration of the project. The applicant shall provide and post signs stating these restrictions at construction site entries. Signs shall be posted prior to commencement of construction and maintained throughout construction. Schedule and neighboring property owner notification mailing list shall be submitted. All construction workers shall be briefed at a pre-construction meeting on how, why, and where BMP measures are to be implemented.</p>		<p>Periodically inspect the site for compliance with activity schedules and respond to complaints</p>	<p>grading permits and throughout project construction</p>

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<p>limited to the minimum necessary to construct the crossing structure associated with the access road. All equipment operating within streams shall be in good conditions and free of leaks. Spill containment shall be installed under all equipment staged within riparian and sensitive habitats, streams and wetland areas and extra spill containment and clean up materials shall be located in close proximity for easy access.</p> <p>(b) Work Area Delineation. To minimize extent of impacts to drainages, work areas in drainages shall be minimized to the minimum area necessary to construct proposed improvements. To the extent feasible, riparian vegetation associated with these features shall be avoided. Avoidance fencing for preserved riparian vegetation shall be placed at the outer dripline of the riparian canopy. All work that shall occur within 50 feet of riparian habitat shall be monitored by a qualified biologist to ensure direct impacts to riparian habitat are minimized, and all impacts to special status species are avoided. Riparian setbacks and all native riparian habitat to be avoided by the project shall be fenced or flagged before construction occurs in adjacent areas. A biological monitor shall be present during initial work to ensure compliance with off-limits areas.</p> <p>(c) Riparian and Aquatic Resource Mitigation. Where permanent impacts result in removal of streambed, wetland, or riparian vegetation, permanent impacts shall be mitigated at a 2:1 ratio (acreage of riparian corridor preserved and enhanced: acreage of riparian corridor impacted) and shall include replacement plantings to offset loss of native trees and shrubs from the project site. Temporary impacts shall be restored in place at a 1:1 ratio (linear feet restored: linear feet impacted). The design, monitoring schedule, and success criteria for mitigation planting shall be described in a project Aquatic Resource Mitigation and Monitoring Plan that demonstrates no net loss in</p>	<p>The applicant shall clearly identify work areas on project construction plans.</p> <p>The applicant shall prepare and submit an Aquatic Resource Mitigation and Monitoring Plan</p>	<p>County Department of Planning and Building</p> <p>County Department of Planning and Building</p>	<p>Review and approve construction plans</p> <p>Review and approve plan</p>	<p>Prior to issuance of grading permits</p> <p>Prior to issuance of grading permits</p>

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<p>acreage or function described under measure BIO-3.</p> <p>Where mitigation is accomplished through preservation, restoration, and enhancement, preserved riparian corridors and any surrounding uplands above the top of bank within the area to be preserved shall be placed in a conservation easement or similar legal mechanism and managed in perpetuity. A CDFW Streambed Alteration Agreement (SAA) would be required for activities affecting the bed, bank and riparian areas associated with streams in the development footprint. This SAA may include additional requirements beyond those required here.</p>				
BIO-3				
<p>(a) Wetland Avoidance and Minimization. Impacts to wetlands shall be avoided to the extent feasible. General project staging and laydown activities shall not occur within wetlands during construction. To avoid unnecessary encroachment into wetlands, all wetlands to be preserved in the project site shall be clearly shown on project plans and the limits marked with highly visible flagging, rope, or similar materials in the field. Access allowed within these features for the purposes of construction in and near such features (e.g., road crossings, trenching) shall be clearly delimited on project plan sets, and these allowed work limits shall also be staked in the field, to prevent construction personnel from causing impacts to areas outside of work limits. Where necessary, silt fencing or other measures may be used to protect adjacent wetlands from sediment transport or other indirect impacts that could result from adjacent construction. Maintenance activities associated with roads and crossings shall not be staged within wetlands. A biological monitor shall be present to ensure compliance with off-limits areas.</p>	<p>Wetlands to be preserved in the project site shall be clearly shown on project plans and the limits marked with highly visible flagging, rope, or similar materials in the field.</p>	County Department of Planning and Building	Review and approve project plans	Prior to issuance of grading permits
<p>(b) Aquatic Resource Mitigation and Monitoring Plan. To compensate for permanent impacts to streambed,</p>	<p>The applicant shall prepare and submit an Aquatic Resource Mitigation and Monitoring</p>	County Department of	Review and approve	Prior to issuance of grading

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<p>riparian, and wetlands on site, streambed, riparian habitat, and wetlands shall be created, preserved, restored or enhanced in kind, and managed in perpetuity at a 2:1 mitigation ratio (acres created and preserved: acres impacted). Permanent loss includes all aquatic resources affected by permanent fill placement (which may occur, for example, from mass grading or new road or structure placement). Temporary impacts to wetlands shall be mitigated through onsite restoration. The permanent protection and management of the mitigation area shall be ensured through an appropriate mechanism, such as a conservation easement granted to a public or private entity authorized by Section 815.3 of the California Civil Code to acquire and hold conservation easements, deed restriction, or fee title purchase.</p> <p>A project-specific Aquatic Resource Mitigation and Monitoring Plan shall be prepared by a qualified restoration ecologist and shall include, at a minimum, the following information:</p> <ol style="list-style-type: none"> 1. Wetlands, riparian areas, and waters impacts summary and habitat mitigation actions; 2. Goals of the restoration to achieve no net loss; 3. A map depicting the location of the mitigation site(s) and a detailed description of existing site conditions; 4. A detailed description of the mitigation design, including: <ol style="list-style-type: none"> a. Location of the restored, enhanced, or created features; b. Proposed site construction schedule; c. Description of existing and proposed soils, hydrology, geomorphology, and site stability; d. Mitigation plantings for the loss of existing riparian/wetland habitat shall be located in the drainages that are proposed to be modified or preserved as part of the project to the fullest 	Plan.	Planning and Building	plan	permits

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<p>extent feasible. The compensatory program shall provide a minimum 2:1 ratio of habitat values and functions to that impacted.</p> <p>e. Restoration plant palettes shall be with appropriate native species from locally collected stock.</p> <p>f. A detailed description of the steps required for site preparation and a conceptual installation plan;</p> <p>g. A description of recommended soil amendments and other site preparation;</p> <p>h. Development of a planting plan including details on plant procurement, if necessary, propagation, allowable species for seeding and relative pounds/acre, and application;</p> <p>i. Maintenance plan for the restored areas or created wetlands and riparian plantings;</p> <p>j. A description of specific monitoring metrics, and objective performance and success criteria, such as delineation of created area as jurisdictional wetland per United States Army Corps of Engineers (USACE) methods within five years of construction, minimum riparian tree and canopy cover measures in the enhanced stream reaches within 10 years of restoration, and others;</p> <p>k. Monitoring methods for vegetation and soils, and measures stipulating quantitative monitoring to occur once per year for at least five years following construction of the wetlands or until success criteria are met;</p> <p>l. A list of reporting requirements and reporting schedule; and</p> <p>m. A contingency plan for mitigation elements that do not meet performance or final success criteria within five years. This plan shall include specific triggers for remediation if performance criteria are not being met and a description of</p>				

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<p>the process by which remediation of problems with the mitigation site (e.g., presence of noxious weeds) shall occur.</p> <p>Permits from the USACE pursuant to Section 404 of the Clean Water Act, a water quality certification from the Regional Water Quality Control Board (RWQCB) pursuant to Section 401 of the Clean Water Act, and a Streambed Alteration Agreement from the CDFW pursuant to Section 1600 et seq. of the California Fish and Game Code are typically require for any grading or fill activity within drainages and wetlands, and may include additional mitigation requirements. The Aquatic Resource Mitigation and Monitoring Plan shall be submitted to the County Department of Planning and Building prior to issuance of grading permits.</p> <p>(c) Erosion and Sedimentation Control. To control sedimentation during and after project implementation, appropriate erosion control best management practices (i.e. silt fence, etc.) shall be implemented to stabilize all disturbed soils. No plastic monofilament netting shall be utilized on-site.</p> <p>During construction, no litter or construction debris shall be placed within jurisdictional areas. All such debris and waste shall be picked up daily and properly disposed of at an appropriate site. In addition, all project-generated debris, building materials, and rubbish shall be removed from any potential jurisdictional area and from areas where such materials could be washed into them.</p> <p>Any substances which could be hazardous to aquatic species resulting from project-related activities shall be prevented from contaminating the soil and/or entering any potential jurisdictional area.</p> <p>During and after construction, inspection and maintenance will be performed by a Qualified SWPPP Practitioner or a biologist with erosion and sediment control experience to identify and repair areas of</p>	<p>The applicant shall include erosion and sediment control measures on project design plans.</p>	<p>County Department of Planning and Building</p>	<p>Review and approve project design plans</p>	<p>Prior to issuance of grading permits</p>

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<p>concentrated runoff and sediment transport.</p> <p>Implement a planting plan designed to provide temporary and permanent vegetative cover of exposed soils to minimize erosion.</p> <p>Exposed soils shall be hydroseeded immediately upon completion of ground-disturbing activities, and allowed sufficient time to establish prior to the rainy season (October-April).</p>				
<p>BIO-5</p> <p>(a) Tree Protection and Replacement Plan. To minimize impacts to native trees and offset removals, a tree protection and replacement plan shall be prepared prior to initiation of construction, and implemented throughout construction. At a minimum, the plan shall include the following elements:</p> <ol style="list-style-type: none"> 1. The location and extent of driplines for all native trees with a diameter at breast height (dbh) of 6 inches or greater, within 25 feet of grading limits shall be identified. Construction envelopes shall be designated outside the driplines of all oak trees and riparian areas. All ground disturbances including grading for building, accessways, easements, subsurface grading, sewage disposal and well placement shall be prohibited outside construction envelopes. 2. All native trees with a dbh of 6 inches or greater, within 25 feet of proposed ground disturbances shall be temporarily fenced with chain-link or other material throughout all grading and construction activities. The fencing shall be installed six feet outside the dripline of each oak tree, and shall be staked every six feet. No construction equipment shall be staged, parked, stored or operated within six feet of any oak tree dripline. 3. During construction, washing of concrete, paint or equipment shall occur only in areas where polluted 	<p>The applicant shall prepare and submit a tree protection and replacement plan as well as an annual monitoring plan summarizing implementation progress.</p>	<p>County Department of Planning and Building</p>	<p>Review and approve tree protection and replacement plan and annual monitoring plans</p>	<p>Prior to initiation of construction and until success criteria are met</p>

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<p>water and materials can be contained for later removal from the site. Washing shall not be allowed near sensitive biological resources. An area designated for washing functions shall be identified on plans and clearly marked on the project site during construction.</p> <p>4. No permanent irrigation shall occur within the dripline of any existing oak tree.</p> <p>5. No fill soil, rocks, or construction materials shall be stored or placed within six feet of the dripline of oak trees. Any trenching required within the dripline or sensitive root zone of any oak tree to be preserved shall be done by hand. Any construction activity required within three feet of an oak trees dripline to be preserved shall be completed with hand tools to the extent feasible.</p> <p>The plan shall identify requirements for replacement plantings, including installation, temporary irrigation, maintenance, and follow-up monitoring for a minimum of seven years. Replacement plantings shall be in kind, and shall be installed at a 4:1 ratio for each oak tree over 6 inches in diameter that is removed, and at a 2:1 ratio for each oak tree over 6 inches in diameter at breast height that is impacted. Success criteria and an adaptive management strategy shall be included in the plan. Plantings of oak trees can be included as a component of the Riparian and Aquatic Resources Mitigation work where restoration with oak trees is compatible with the restoration site condition and goals. The plan shall be submitted to the County Department of Planning and Building prior to the start of construction. An annual monitoring plan summarizing implementation progress shall be submitted by January 31 of the following year until success criteria are met.</p>				

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Cultural Resources				
CUL-1				
Halt Work Order for Discovery of Previously Unidentified Cultural Resources. In the event that historical or archaeological remains are discovered during earth disturbing activities associated with the project, an immediate halt work order shall be issued and the County Department of Planning and Building shall be notified. A qualified archaeologist shall conduct an assessment of the resources and formulate proper mitigation measures, if necessary. After the find has been appropriately mitigated, work in the area may resume. A Chumash representative shall monitor any mitigation excavation associated with Native American materials.	The requirement that construction work be stopped in the event of discovery of historical or archeological remains shall be included on grading and construction plans.	County Department of Planning and Building	Review and approve grading plans. Inspect the site periodically during grading activities to ensure compliance with this measure.	Prior to issuance of grading permits and throughout construction
Halt Work Order for Discovery of Human Remains. In the event that human remains are exposed during earth disturbing activities associated with the project, an immediate halt work order shall be issued and the County Department of Planning and Building shall be notified. State Health and Safety Code Section 7050.5 requires that no further disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner shall notify the Native American Heritage Commission within 24-hours.	The requirement that construction work be stopped in the event of discovery of human remains shall be included on grading and construction plans.	County Department of Planning and Building	Review and approve grading plans. Inspect the site periodically during grading activities to ensure compliance with this measure.	Prior to issuance of grading permits and throughout construction
CUL-2				
Worker Environmental Awareness Program Training. Prior to the initiation of construction activities (including staging and mobilization), the applicant shall ensure all personnel associated with project construction attend a Worker Environmental Awareness Program (WEAP) training. The training shall be conducted by a qualified paleontologist, to aid workers in recognizing paleontological resources that	WEAP training requirements shall be included on project plans and shall be submitted to the County.	County Department of Planning and Building	Review and approve WEAP training requirements on project plans	Prior to the approval of grading and construction permits

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<p>may occur in the project area. The specifics of this program shall include identification of the paleontological resources, a description of the regulatory requirements for the encounter and preservation of such resources, and review of the limits of construction and avoidance measures required to reduce impacts to paleontological resources within the work area. A fact sheet conveying this information shall also be prepared for distribution to all contractors, their employers, and other personnel involved with construction of the project. All employees shall sign a form provided by the trainer documenting they have attended the WEAP and understand the information presented to them.</p> <p>Education and Construction Monitoring Program. A qualified paleontologist shall monitor all initial ground disturbing activities within the project site. In the event that paleontological artifacts are encountered during site disturbance, all work in the vicinity of the find will be halted until such time as the find is evaluated by a qualified paleontologist and appropriate mitigation (e.g., curation, preservation in place, etc.), if necessary, is implemented. After the find has been appropriately mitigated and signed off the County Department of Planning and Building and qualified paleontologist, as appropriate, work in the area may resume.</p> <p>Halt Work Order for Discovery of Previously Unidentified Paleontological Resources. In the event that subsurface paleontological resources are discovered during earth disturbing activities associated with the project, an immediate work stoppage shall be issued and the County Department of Planning and Building shall be notified. A qualified vertebrate paleontologist shall conduct an assessment of the resources and formulate proper mitigation measures, including a monitoring and recovery plan, if necessary. After the find has been appropriately mitigated, work in the area may resume.</p> <p>Signage for Prohibition of Paleontological Site Tampering. Signs shall be posted on the property stating that</p>	<p>Retain qualified paleontologist to monitor all initial ground disturbing activities. The requirement that construction work be stopped in the event of discovery of paleontological artifacts shall be included on grading and construction plans.</p> <p>The requirement that construction work be stopped in the event of discovery of subsurface paleontological resources shall be included on grading plans prior to the issuance of grading permits.</p> <p>The applicant shall provide and post signs</p>	<p>County Department of Planning and Building</p> <p>County Department of Planning and Building</p> <p>County Department of</p>	<p>Confirm the qualifications of and approve qualified paleontological monitor. Inspect the site periodically during initial ground disturbing activities to ensure compliance with this measure. Review and approve grading plans.</p> <p>Review and approve grading plans and periodically inspect project grading to ensure compliance with this measure.</p> <p>Confirm appropriate</p>	<p>Prior to the issuance of grading permits</p> <p>Prior to issuance of grading permits and throughout grading activities</p> <p>Prior to</p>

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<p>unauthorized collecting of paleontological objects and other activities that could destroy or damage the paleontological sites is prohibited. Signs shall also include warning of trespassing violations and imposed fines. Signs shall be posted in a readily visible location prior to the initiation of construction activities and shall be maintained throughout construction and residential occupation.</p> <p>Paleontological Site Protection Measures. The property owner shall make arrangements to protect the known paleontological site through preparation of a protection plan prior to approval by the County of subdivision improvement plans. Based on consultation with the County, a land trust, or other entity, the protection plan shall provide protective steps for the resource such as covering the site until such time that the area could be adequately researched and catalogued with property owner consent, under the guidance of the County or other appropriate entity.</p>	<p>indicating prohibition of paleontological site tampering.</p> <p>The applicant shall prepare a paleontological protection plan and submit it to the County.</p>	<p>Planning and Building</p> <p>County Department of Planning and Building</p>	<p>information and installation of signage. Periodically inspect the site to ensure compliance.</p> <p>Review and approve paleontological protection plan</p>	<p>commencement of construction and throughout construction and residential occupation</p> <p>Prior to approval of final subdivision plans</p>
Geology and Soils				
GEO-1				
a. Design-level Geotechnical Investigation				
<ul style="list-style-type: none"> Prior to any project grading or construction activities, a design-level geotechnical investigation shall be performed and shall include site-appropriate geotechnical design criteria and construction recommendations for the proposed roadway. 	Retain geotechnical engineer for design-level geotechnical investigation.	County Department of Planning and Building	Compliance verification	Prior to grading and construction activities
<ul style="list-style-type: none"> Following completion of subdivision improvements, a design-level geotechnical engineering investigation shall be performed for each lot. Structures and foundations shall be in conformance with the California Building Code guidelines, and based on geotechnical design criteria provided by the project geotechnical engineer for each lot. A mitigation plan shall be prepared based on potential liquefaction impacts to the affected improvements 	Retain geotechnical engineer for design-level geotechnical investigation post-installation of subdivision improvements. Prepare and submit mitigation plan for potential liquefaction impacts to the affected improvements.	County Department of Planning and Building	Compliance verification, and review and approval of mitigation plan	Prior to issuance of building permits

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<p>determined during the design-level geotechnical engineering investigation for the subdivision. Mitigation may involve subexcavation and recompaction of some portion of the alluvial soils underlying the improvements. It is recommended that potential liquefaction impacts on Lot 11 be evaluated as part of design-level geotechnical engineering investigations, and appropriate mitigation measures be developed and incorporated into foundation and building plans prior to the issuance of building permits.</p> <p>b. Earthquake Ground Shaking Design. The site-specific characteristics of earthquake ground shaking shall be quantified and incorporated into structural design of the site structures, as part of site-specific engineering evaluations for individual lot development. This information shall be included in the project design plans and submitted to the County Department of Planning and Building prior to issuance of building permits.</p> <p>c. Drainage Improvements. Site development shall incorporate sufficient surface and subsurface drainage improvements. Surface and subsurface water that is intercepted and collected by drainage improvements shall not be allowed to discharge onto, or upslope from, the artificial (cut and fill) slopes or landslide areas. Surface and subsurface drainage improvements shall be submitted to the County Department of Planning and Building prior to issuance of grading permits.</p> <p>d. Fault Setbacks. In the event that future development is proposed in the fault setback zone, a fault investigation shall be performed to identify and evaluate potential fault rupture hazard impacts on the proposed development. A report summarizing results of the investigation shall be submitted to the County Department of Planning and Building prior to issuance of building permits.</p>	<p>Include site-specific characteristics of earthquake ground shaking on project design plans and submit to County.</p> <p>Include surface and subsurface drainage improvements on project design plans and submit to County.</p> <p>Perform fault investigation for development in fault setback zones, and prepare and submit results of investigation to the County.</p>	<p>County Department of Planning and Building</p> <p>County Department of Planning and Building</p> <p>County Department of Planning and Building</p>	<p>Verify inclusion of earthquake ground shaking on project design plans</p> <p>Verify inclusion of surface and subsurface improvements on project design plans</p> <p>Review and approve fault investigation report</p>	<p>Prior to issuance of building permits</p> <p>Prior to issuance of grading permits</p> <p>Prior to issuance of building permits</p>

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GEO-2 The proposed development area shall maintain a fault setback distance of 100 feet upslope and 200 feet downslope from the mapped Edna fault zone contact (Plate 8, Geologic Hazards and Constraints Map, of the <i>Engineering Geologic and Geotechnical Feasibility Investigation</i> included in Appendix E of this EIR).	Required fault setbacks shall be shown on design plans.	County Department of Planning and Building	Verify inclusion of setbacks on design plans	Prior to issuance of grading permits
GEO-3 Expansive Soil Testing and Removal. As part of standard stripping operations during grading for the proposed roadway and structures, potentially expansive materials shall be removed from the development area. Mudstone units which underlie portions of the proposed development shall also be tested for expansibility if encountered during site-specific geotechnical engineering investigations. The project geotechnical engineers for individual lot developments shall provide site-specific geotechnical design criteria and construction recommendations based on their independent evaluations.	Include site-specific geotechnical design criteria on grading and building plans.	County Department of Planning and Building	Verify inclusion of geotechnical design criteria on plans	Prior to issuance of grading permit
Hazards and Hazardous Materials				
HAZ-1 Phase II Soil Sampling. Soil samples shall be taken within the development area on project site by a qualified hazardous materials specialist to determine the presence or absence of pesticides. If soil sampling indicates the presence of any contaminant in hazardous quantities, the RWQCB and DTSC will be contacted to determine the level of any necessary remediation efforts, and these soils shall be remediated in compliance with applicable laws. The project applicant would be required to comply with applicable local, state, and federal requirements regarding site assessment, soils evaluation, and remediation in areas where soil contamination is known or suspected to occur. Site assessments that result in the need for soil excavation would be required to include: an assessment of air impacts	Retain qualified hazardous materials specialist and implement Phase II soil sampling.	County Department of Planning and Building	Compliance will be verified by County Department of Planning and Building	Prior to the initiation of grading activities

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and health impacts associated with excavation activities; identification of any applicable local standards that may be exceeded by the excavation activities, including dust levels and noise; transportation impacts from the removal or remedial activities; and control and cleanup measures should an accident occur at the site.				
Disclosure of Potential Hazards. All pertinent information collected by the above mentioned study shall be conveyed to future residents and construction/maintenance workers via signage. This signage shall display warnings informing the public as to the chemicals occasionally and frequency used. Signage shall be installed in a readily visible location prior to the initiation of construction activities and shall be maintained throughout construction. The information shall be updated when necessary.	Install signage and update when necessary.	County Department of Planning and Building	Conduct site visit to confirm signage installation	Prior to initiation of construction activities and periodically throughout construction phase
In accordance with the County Right to Farm Ordinance (No. 2050), upon the transfer of real property on the project site, the transferor shall deliver to the prospective transferee a written disclosure statement that shall make all prospective homeowners in the proposed subdivision aware that although potential impacts or discomforts between agricultural and non-agricultural uses may be lessened by proper maintenance, some level of incompatibility between the two uses would remain. This notification shall include disclosure of potential nuisances associated with on-site agricultural uses, including the frequency, type, and technique for pesticide spraying, frequency of noise-making bird control devices, dust, and any other vineyard practices that may present potential health and safety effects. In addition, comprehensive supplemental notification information regarding vineyard operations shall be provided to prospective homeowners prior to property transfer, based on consultation with the San Luis Obispo County Department of Agriculture/Weights and Measures. Should vineyard maintenance practices change substantially (e.g., through the use of new agricultural chemicals or application techniques), notification shall be provided to existing and prospective	Prepare and provide written disclosure statement to prospective homeowners.	County Department of Planning and Building	Verify compliance with notification/disclosure requirements	Prior to property transfer
	Prepare and provide notification of substantial changes to vineyard maintenance activities to existing and prospective residents.	County Department of Planning and Building	Verify compliance with notification/disclosure requirements	Prior to substantial changes to vineyard

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<p>project residents.</p> <p>Notice of Intent to Spray. A communication system shall be established at the time of approval of building occupancy by the County to convey to future residents any notices of intent to spray chemicals. A notice of intent to spray shall be sent to residents no less than two weeks prior to application. Future residents can then take appropriate action.</p> <p>The applicant shall ensure that the County Department of Agriculture/Weights and Measures is informed prior to the application of hazardous chemicals on adjacent agricultural lands. The County Department of Agriculture/Weights and Measures shall be informed no less than two weeks prior to application in order to provide enough time to post disclosure information throughout the proposed residential development.</p> <p>Security Measures. In areas nearest to the on-site vineyards, the proposed residential development shall incorporate security measures to discourage trespassing onto agricultural lands. Security measures could include, but would not be limited to, fencing, signage, and landscaping such that public access can be limited during times that spraying or other hazardous agricultural operations occur. Security measures shall be included on project design plans and submitted to the County Department of Planning and Building prior to approval of building occupancy.</p>	<p>Prepare and send a notice of intent to spray to residents.</p> <p>Inform County Department of Agriculture/Weights and Measures of intent to spray.</p> <p>Include security measures on project design plans.</p>	<p>County Department of Planning and Building</p> <p>County Department of Agriculture/Weights and Measures</p> <p>County Department of Planning and Building</p>	<p>Verify compliance with notification requirements</p> <p>Verify compliance with notification requirements</p> <p>Verify inclusion of security measures on project design plans</p>	<p>maintenance activities</p> <p>No less than two weeks prior to application</p> <p>No less than two weeks prior to application</p> <p>Prior to approval of building occupancy</p>
Noise				
<p>N-3</p> <p>Limitation on Construction Hours. All construction activities shall be limited to the days and hours specified in the County Noise Ordinance Section 22.10.120, with additional limitations listed as follows. No construction shall occur before 7 a.m. or after 6 p.m. on weekdays, or before 8 a.m. or after 5 p.m. on Saturdays and Sundays.</p>	<p>Include allowable construction days and hours on construction plans. Enforce construction time restrictions.</p>	<p>Department of Planning and Building</p>	<p>Compliance will be verified by the County Planning and Building Department</p>	<p>During grading and building plan review and periodically throughout construction phase.</p>

