

**DEVELOPER'S STATEMENT & MITIGATION MONITORING PROGRAM  
FOR COLOMBO PARCEL MAP  
(SUB2020-00035/CO19-0075)**

The applicant agrees to incorporate the following measures into the project. These measures become a part of the project description and therefore become a part of the record of action upon which the environmental determination is based. All development activity must occur in strict compliance with the following mitigation measures. These measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property.

Per Public Resources Code Section 21081.6 the following measures also constitute the mitigation monitoring and/or reporting program that will reduce potentially significant impacts to less than significant levels. These measures will become conditions of approval (COAs) should the project be approved. The Lead Agency (County) or other Responsible Agencies, as specified in the following measures, is responsible to verify compliance with these COAs.

**Note:** The items contained in the boxes labeled "Monitoring" describe the County procedures to be used to ensure compliance with the mitigation measures.

**AIR QUALITY (AQ)**

**AQ-1 San Luis Obispo County Air Pollution Control District Fugitive Dust Mitigation Measures (Expanded List). At the time of application for grading and construction permits,** the following measures shall be provided on project grading and construction plans and shall be implemented throughout the duration of project grading and construction activities:

1. Reduce the amount of the disturbed area where possible;
2. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the San Luis Obispo County Air Pollution Control District's limit of 20% opacity for greater than 3 minutes in any 60-minute period. Increased watering frequency would be required whenever wind speeds exceed 15 miles per hour. Reclaimed (non-potable) water should be used whenever possible. When drought conditions exist and water use is a concern, the contractor or builder should consider use of a dust suppressant that is effective for the specific site conditions to reduce the amount of water used for dust control. Please refer to the following link from the San Joaquin

Valley Air District for a list of potential dust suppressants:

<http://www.valleyair.org/busind/comply/PM10/Products%20Available%20for%20Controlling%20PM10%20Emissions.htm>;

3. All dirt stockpile areas should be sprayed daily and covered with tarps or other dust barriers as needed;
4. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible, and building pads should be laid as soon as possible after grading unless seeding, soil binders, or other dust controls are used;
5. 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) or otherwise comply with California Vehicle Code Section 23114;
6. "Track-Out" is defined as sand or soil that adheres to and/or agglomerates on the exterior surfaces of motor vehicles and/or equipment (including tires) that may then fall onto any highway or street as described in California Vehicle Code Section 23113 and California Water Code 13304. To prevent track out, designate access points and require all employees, subcontractors, and others to use them. Install and operate a "track-out prevention device" where vehicles enter and exit unpaved roads onto paved streets. The track-out prevention device can be any device or combination of devices that are effective at preventing track out, located at the point of intersection of an unpaved area and a paved road. Rumble strips or steel plate devices need periodic cleaning to be effective. If paved roadways accumulate tracked out soils, the track-out prevention device may need to be modified;
7. All fugitive dust mitigation measures shall be shown on grading and building plans;
8. The contractor or builder shall designate a person or persons whose responsibility is to ensure any fugitive dust emissions do not result in a nuisance and to enhance the implementation of the mitigation measures as necessary to minimize dust complaints and reduce visible emissions below the San Luis Obispo County Air Pollution Control District's limit of 20% opacity for greater than 3 minutes in any 60-minute period. Their duties shall include holidays and weekend periods when work may not be in progress (for example, wind-blown dust could be generated on an open dirt lot). The name and telephone number of such persons shall be provided to the San Luis Obispo County Air Pollution Control

District Compliance Division prior to the start of any grading, earthwork or demolition (Contact the Compliance Division at 805-781-5912).

9. 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;
10. Exposed ground areas that are planned to be reworked at dates greater than 1 month after initial grading should be sown with a fast germinating, non-invasive grass seed and watered until vegetation is established;
11. 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 San Luis Obispo County Air Pollution Control District;
12. Vehicle speed for all construction vehicles shall not exceed 15 miles per hour on any unpaved surface at the construction site;
13. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers shall be used with reclaimed water where feasible. Roads shall be pre-wetted prior to sweeping when feasible; and
14. Take additional measures as needed to ensure dust from the project site is not impacting areas outside the project boundary.

**AQ-2**

**San Luis Obispo County Air Pollution Control District Limits on Idling During Construction. At time of application for grading and construction permits, the following measures shall be provided on project grading and construction plans and shall be implemented throughout the duration of project grading and construction activities when diesel-powered vehicles/equipment are in use:**

15. State law prohibits idling diesel engines for more than 5 minutes. All projects with diesel-powered construction activity shall comply with Section 2485 of Title 13 of the California Code of Regulations and the 5-minute idling restriction identified in Section 2449(d)(2) of the California Air Resources Board's In-Use Off-Road Diesel regulation to minimize toxic air pollution impacts from idling diesel engines. The specific requirements and exceptions for the on-road and off-road regulations can be reviewed at the following websites: [https://ww2.arb.ca.gov/sites/default/files/classic/msprog/truck-idling/13ccr2485\\_09022016.pdf](https://ww2.arb.ca.gov/sites/default/files/classic/msprog/truck-idling/13ccr2485_09022016.pdf) and

<https://ww2.arb.ca.gov/sites/default/files/barcu/regact/2007/ordiesl07/frooal.pdf>.

16. In addition, because this project is located within 1,000 feet of sensitive receptors, the project applicant shall comply with the following more restrictive requirements to minimize impacts to nearby sensitive receptors.
- a. Staging and queuing areas shall be located at the greatest distance from sensitive receptor locations as feasible;
  - b. Diesel idling while equipment is not in use shall not be permitted;
  - c. Use of alternative fueled equipment is recommended; and
  - d. Signs must be posted and enforced at the site that specify no idling areas.

**AQ-3 Naturally Occurring Asbestos Survey. Prior to issuance of grading or construction permits,** the applicant shall retain a registered geologist to conduct a geologic evaluation of the property, including sampling and testing for NOA in full compliance with SLOAPCD requirements and the CARB ATCM for Construction, Grading, Quarrying, and Surface Mining Operations (17 CCR 93105). This geologic evaluation shall be submitted to the County Department of Planning and Building upon completion. If the geologic evaluation determines that the project would not have the potential to disturb NOA, the applicant must file an Asbestos ATCM exemption request with the SLOAPCD.

**AQ-4 Naturally Occurring Asbestos Remediation.** If NOA is determined to be present on-site per AQ-3, proposed earthwork, demolition, and construction activities for initial site improvements and future residential development shall be conducted in full compliance with the various regulatory jurisdictions regarding NOA, including the CARB ATCM for Construction, Grading, Quarrying, and Surface Mining Operations (17 CCR 93105) and requirements stipulated in the National Emission Standard for Hazardous Air Pollutants (NESHAP; 40 Code of Federal Regulations [CFR] Section 61, Subpart M – Asbestos). These requirements include, but are not limited to, the following:

1. Written notification, within at least 10 business days of activities commencing, to the SLOAPCD;
2. Preparation of an asbestos survey conducted by a Certified Asbestos Consultant; and

3. Implementation of applicable removal and disposal protocol and requirements for identified NOA.

**AQ-5 Asbestos Containing Materials.** Demolition of on-site structures shall comply with the National Emission Standards for Hazardous Air Emissions requirements (NESHAP, 40 CFR, Part 61, Subpart M) for the demolition of existing structures. The SLOAPCD is delegated authority by the Environmental Protection Agency (EPA) to implement the Federal Asbestos NESHAP. Prior to demolition of on-site structures, the SLOAPCD shall be notified, per NESHAP requirements. Additional information may be obtained at website URL: <http://slocleanair.org/business/asbestos.php>.

**Monitoring:** Required with construction or grading permits. Compliance will be verified by the County Department of Planning and Building and SLOAPCD.

#### **BIOLOGICAL RESOURCES (BIO)**

**BIO-1 Updated Botanical Surveys.** If development on any parcel has not occurred before 2026, a qualified botanist shall conduct additional surveys of the remaining impact areas **at time of application for construction permits**, including all permanent and temporary disturbance areas plus a 100-foot buffer within the property limits, during the appropriate blooming period (April through June) to confirm the results reported in the Biological Resources Assessment (BRA) are still valid. The surveys shall follow the protocols given in *Guidelines for Conducting and Reporting Botanical Inventories for Federally Listed, Proposed, and Candidate Plants* (USFWS 2000) and *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities* (CDFW 2018). The botanist shall visit nearby reference populations of Cambria morning glory, if needed, to confirm that the species is in flower and identifiable at the time of the survey. Occurrences of special-status plant species onsite shall be mapped, and numbers of individual plants recorded. A report detailing the methods and results of the surveys shall be prepared for submittal to the County as a supplement to this BRA.

If project impacts cannot avoid 90% of the rare plant areas, plant salvage from the disturbance area and relocation to appropriate habitat outside the development footprint shall occur. Salvage and relocation activities shall include the collection of seed and other propagules as appropriate prior to grading activities. Seed shall be collected, cleaned, and then hand broadcasted into areas of suitable habitat outside the development area, or incorporated into the native erosion control seed mix described, below.

Plant salvage shall occur during the winter and spring months when the soils are moist, and individuals shall be transplanted in similar habitat and as close to the collection site as possible.

**Native Erosion Control Seed Mix**

Species	Application Rate (pounds/acre)
California brome ( <i>Bromus carinatus</i> )	10
purple needlegrass ( <i>Stipa pulchra</i> )	5
tomcat clover ( <i>Trifolium wildenovii</i> )	5
six weeks fescue ( <i>Vulpia microstachys</i> )	5
Total	25

**BIO-2**

**Prior to the start of construction activities for Phase 1 and Phase 2 improvements and development of future residential uses**, a qualified biologist shall conduct a preconstruction den/burrow survey and establish no-work buffers around potential dens/burrows. **Within seven days prior to the start of ground-disturbing activities**, a qualified biologist shall survey the project impact area plus a 250-foot buffer within the limits of the property for potential American badger dens and burrowing owl burrows. Any potential badger dens/burrows found shall be identified with flagging or stakes, and a 200-foot no work buffer shall be flagged. All foot and vehicle traffic, as well as all construction activities, including storage of supplies and equipment, shall remain outside of buffer areas. Buffer areas shall be maintained until all project-related disturbances have been terminated, and then shall be removed. The techniques for burrowing owl surveys and avoidance shall follow the protocol established in California Department of Fish and Game (CDFG; CDFG 2012) *Staff Report on Burrowing Owl Mitigation, Appendix D: Breeding and Non-breeding Season Surveys and Reports*. This protocol involves full coverage visual searches of the survey area using binoculars to view owls, as well as looking for pellets, prey remains, whitewash or decoration around the burrows. The surveys shall be conducted by a qualified biologist and include the area within 250 feet of the limits of disturbance. Any occupied owl burrows shall be marked in the field, and a no-disturbance exclusion zone marked around the burrow, as follows: 160 feet during the non-breeding season (September 1 to January 31) and 250 feet during the breeding season (February 1 to August 31) (Burrowing Owl Consortium 1993).

If any potential American badger dens or burrowing owl burrows are found that cannot be avoided including buffer area, a qualified biologist shall employ wildlife trail cameras and/or a tracking medium around dens to determine whether they are active and excavate non-maternal dens to prevent re-occupation. A qualified biologist shall install wildlife trail cameras and/or tracking medium outside any potential dens that cannot be avoided and monitor those sites daily for at least three days to determine whether they are currently occupied. If the work takes place in the late spring or summer, additional measures shall be employed to determine whether dens are occupied by badger young. No dens with young shall be disturbed, and no work shall be conducted within 200 feet of maternal dens until the young have left the den. If any active burrow occupied by a single adult badger or owl are found and the buffer area cannot be avoided, CDFW shall be consulted to determine whether the animal(s) should be evicted from the den. All other possible avoidance and minimization measures shall be considered before the closure of dens is implemented. Eviction procedures for badgers involve blocking the den incrementally by placing sticks and debris over the entrance for three days, to discourage the animal from using the den.

Only after the badger has left the den/burrow, as determined by the qualified biologist implementing the wildlife camera and/or tracking medium methods, shall the den be excavated and work proceed. Burrows shall be monitored by a qualified biologist using binoculars and/or wildlife trail cameras to determine whether they are active. The start of work shall be delayed until wintering burrowing owls have left the area. Only upon the approval from CDFW, may burrowing owls be prevented from re-entering burrows through installing one-way doors on burrow openings. Only after the badger or owl has left the den/burrow, as determined by the qualified biologist implementing the wildlife camera and/or tracking medium methods, can the burrow be excavated and thereafter work can proceed.

Destruction of a burrow is typically done by incrementally excavating it until it is confirmed that no animals are occupying the burrow. Excavation using hand tools is the recommended method for destroying a burrow. Use of excavating equipment can be done with extreme caution and while being monitored by a qualified biologist. After the burrow is destroyed, the excavation shall be filled with dirt and compacted to make sure that burrowing animals cannot re-enter or use the burrow during construction.

If a burrowing owl or American badger is discovered inside the burrow during excavation, activities shall cease immediately and monitoring of the burrow reinitiated. Burrow destruction may proceed once it is determined that the animal has left the den.

**BIO-3 Nesting Birds. Prior to any site disturbance (i.e., mobilization, staging, grading or construction, tree and vegetation removal or trimming) for Phase 1 and Phase 2 improvements and future residential uses,** a qualified biologist shall conduct preconstruction surveys for potential nesting birds within the recognized breeding season (February 1 to August 15) in all areas within 500 feet of proposed disturbance areas, or a lesser distance if dense vegetation renders a 500-foot survey radius infeasible. The required survey dates may be modified based on local conditions, as determined by the County-qualified biologist based on observations in the field, with the approval of the County of San Luis Obispo.

If breeding birds with active nests are found prior to or during construction, a biological monitor shall establish an avoidance buffer around the nest for ground-based construction activities and no activities will be allowed within the buffer(s) until the young have fledged from the nest or the nest fails. Buffers shall be 500 feet for raptors and 100 feet for non-raptor species. Buffers may be adjusted to reflect existing conditions including ambient noise, topography, and disturbance with the approval of the County of San Luis Obispo, and must be based on evidence that a reduced buffer will not pose a threat to the success of the nest.

For active nests identified within the survey area, the biological monitor(s) shall conduct regular monitoring of the nest to determine success/failure and to ensure that project activities are not conducted within the buffer(s) until the nesting cycle is complete or the nest fails. The biological monitor(s) shall be responsible for documenting the results of the surveys and ongoing monitoring and will provide a copy of the monitoring reports to the County.

Any trees to be removed as part of project-related construction activities will be removed outside of the nesting season to avoid additional impacts to nesting birds. If removal during the nesting season can't be avoided, trees (tree to be removed/impacted and any surrounding trees that are within 100 feet of the tree canopy to be removed/impacted) will be thoroughly surveyed by a County-qualified biologist to ensure that no nests are present. If nests are found within these trees and contain eggs or young, the biological monitor shall establish avoidance buffers as described above until the young have fledged the nest or the nest fails.



**BIO-4**      **Roosting Bats. Within seven days prior any site disturbance (i.e., mobilization, staging, grading or construction, tree and vegetation removal or trimming) for Phase 1 and Phase 2 improvements and future residential uses,** a qualified biologist shall conduct a preconstruction survey for roosting bats and shall install exclusion devices prior to construction/demolition, if found. A qualified biologist shall survey any outbuildings that will be removed or disturbed for sign of roosting bats such as guano, urine staining, or prey remains. If no evidence of bat roosts is found, work may proceed. If any evidence of roosting bats is found, the biologist shall conduct an exit survey to determine if the site is actively used. If an active roost site is found, the biologist shall coordinate with the County and CDFW on methods to ensure the exclusion of individuals prior to any disturbance activity. In some cases, CDFW may recommend creating new or temporary structures for displaced bats. The qualified biologist shall determine whether a maternity roost is present by carefully observing individuals on the roost. If young are present, construction shall be delayed until they have matured and can fly on their own.

When it has been determined that no young are present, the biologist shall monitor the roost in the evening when the bats leave to forage and then install bat exclusion netting or other appropriate materials to prevent bats from re-entering the roost site. The exclusion material shall be inspected the following morning to ensure that no bats have become entangled and that none remain in the structure. The exclusion material shall remain in place until the structure is demolished.

**BIO-5**      **Riparian Setback. At the time tract improvement plans, grading, and construction permits for future residential development,** the Vesting Tentative Parcel Map (VTPM) shall show all development components located outside of the riparian corridor and its setback area. The setback area shall be fenced to delineate its boundary and ensure its protection in the future. If development encroaches into this area, the qualified restoration ecologist shall amend the Wetland Habitat Mitigation and Monitoring Plan (HMMP) discussed under Mitigation Measure BIO-9 to include riparian habitat restoration. Upland species within the creek setback area may also be included in the plan (see Mitigation Measure BIO-6).

**BIO-6 Native Grass. At the time tract improvement plans, grading, and construction permits for future residential development,** utility installation shall be designed to meet the minimum width requirements in order to minimize effects on this sensitive natural community. The limits of the extent of Valley Needlegrass Grassland shall be flagged prior to ground disturbance. If construction is planned to begin more than five (5) years after the preparation of the Biological Resources Assessment (BRA), the limits of Valley Needlegrass Grassland onsite shall be updated and delineated in the field by a qualified botanist, recorded by a global positional system (GPS) unit with submeter accuracy or qualified land surveyor, and shown on construction plans. All development components shall be located outside of this sensitive habitat to the extent feasible. If development encroaches into this area, a Valley Needlegrass Restoration and Enhancement Plan (VNREP) to be prepared and implemented onsite. The applicant shall employ a qualified restoration ecologist to design and prepare a compensatory mitigation program for Valley Needlegrass Grassland habitat. This plan may be a component of the HMMP described under Mitigation Measure BIO-5 to enhance upland areas within the Riparian or creek setback area, particularly on the north side of the drainage. Areas to be restored and enhanced shall be at least the same in extent as the area affected. The components of the HMMP shall follow the items listed in Mitigation Measure BIO-9. The Native Erosion Control Seed Mix shall also be used to stabilize and revegetate all temporarily disturbed soils onsite resulting from construction.

**Native Erosion Control Seed Mix**

Species	Application Rate (pounds/acre)
California brome ( <i>Bromus carinatus</i> )	10
purple needlegrass ( <i>Stipa pulchra</i> )	5
tomcat clover ( <i>Trifolium wildenovii</i> )	5
six weeks fescue ( <i>Vulpia microstachys</i> )	5
Total	25

**BIO-7 Prior to issuance of tract improvement plans, grading, or construction permits,** if any ground disturbance is proposed within the wetland area as identified on the Biological Resources Assessment (Kevin Merk Associates 2021), a qualified biologist shall conduct a Preliminary Delineation of Wetlands and Other Waters to support project Clean Water

Act and California Fish and Game Code permitting. A delineation of potential USACE "waters of the United States," RWQCB "waters of the state" and CDFW jurisdictional areas shall be conducted within the project's permanent and temporary impact areas to characterize the area's vegetation, soils and hydrology. The methodology detailed in the Corps of Engineers Wetlands Delineation Manual (Environmental Laboratory 1987) and Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region (Version 2.0; USACE 2008) shall be employed. The locations of data points and the jurisdictional boundaries shall be recorded using a GPS with submeter accuracy and mapped on aerial photography. The delineation shall be submitted to USACE, RWQCB and CDFW as part of permit applications, and to the County for their review.

**BIO-8** **Prior to issuance of tract improvement plans, grading, or construction permits,** if a delineation of potential USACE "waters of the United States," RWQCB "waters of the state" and CDFW jurisdictional areas is conducted per BIO-7, and waters are found to be jurisdictional, the applicant shall obtain necessary permits for placing fill in jurisdictional areas. During project planning phases, the applicant shall initiate consultation with regulatory agencies prior to submitting permit applications. Once the development footprint has been finalized, the impact area and methods and materials for construction can be determined as needed to complete the applications for a Clean Water Act Section 404 Permit from USACE, a Clean Water Act Section 401 Water Quality Certification from RWQCB, and a California Fish and Game Code Section 1602 Lake and Streambed Alteration Agreement from CDFW. As a component of the application packages, the Preliminary Delineation of Wetlands and Other Waters would be submitted along with other required documentation. The applicant would be required to provide the County with proof of permit acquisition or a determination from each agency that a permit is not required. Even if permitting is not required by these three agencies, compensatory mitigation would still be required under County policies and CEQA.

**BIO-9** **Prior to issuance of tract improvement plans, grading, or construction permits,** if a delineation of potential USACE "waters of the United States," RWQCB "waters of the state" and CDFW jurisdictional areas is conducted per BIO-7, and waters are found to be jurisdictional, the applicant shall prepare and implement a Wetland Habitat Mitigation and

Monitoring Program (HMMP). A compensatory mitigation program shall be designed by a qualified wetland/restoration ecologist in coordination with regulatory agencies to ensure no net loss of Wetland habitat onsite. The HMMP shall follow current guidelines developed by the USACE, RWQCB and CDFW and detail the location of the mitigation site where Wetland habitat will be restored and/or created; techniques to be used; plant species to be used and propagule source; maintenance techniques and schedule; success criteria to meet the goals of the restoration effort; monitoring techniques and schedule for at least five years; and, remedial actions if success criteria are not met. The area to be restored shall meet the minimum requirements set forth by the agencies during the permitting process and by the County during the CEQA review process. The qualified wetland ecologist will work with the applicant to implement the HMMP and conduct annual monitoring and reporting requirements until the final success criteria are attained. The mitigation site and buffer area shall be fenced to prevent human activities and ensure the site's permanent protection.

**BIO-10** **During construction activities for Phase 1 and Phase 2 improvements and future residential uses**, the following erosion and sedimentation control methods shall be installed and implemented:

1. If possible, the potential for erosion and sedimentation shall be minimized by scheduling construction to occur outside of the rainy season (typically October 15 through April 15), if possible.
2. Prior to start of construction, the setback area along the unnamed drainage shall be clearly flagged or fenced so that the contractor is aware of the limits of allowable site access and disturbance, to avoid unnecessary damage and potential erosion. The limits of disturbance shall be outside of the setback area and shown on the site plans.
3. A Sediment and Erosion Control Plan may be required by the County and shall be prepared by a qualified engineer. The use of silt fence, straw wattles, erosion control blankets, straw bales, sandbags, fiber rolls and other appropriate techniques should be employed to protect the drainage features on and off the property. Biotechnical approaches using native vegetation shall be used as feasible. All areas with soil disturbance shall have appropriate erosion controls and other stormwater protection BMPs installed to prevent erosion potential. All sediment and erosion control

measures shall be installed per the engineer's requirements, and in place prior to October 15. Methods that are not biodegradable shall be removed after vegetation has become established and following the end of the rainy season (late-spring or summer).

4. Spill kits shall be maintained on the site, and a Spill Response Plan shall be in place.
5. No vehicles or equipment shall be refueled within 50 feet of drainage features unless a bermed and lined refueling area is constructed. No vehicles or construction equipment shall be stored overnight within 100 feet of these areas unless drip pans or ground covers are used. All equipment and vehicles should be checked and maintained on a daily basis to ensure proper operation and to avoid potential leaks or spills. Construction staging areas shall attain zero discharge of stormwater runoff into these habitats.
6. No concrete washout shall be conducted on the site outside of an appropriate containment system. Washing of equipment, tools, etc. shall not be allowed in any location where the tainted water could enter onsite drainages.
7. The use of chemicals, fuels, lubricants, or biocides shall be in compliance with all local, state, and federal regulations. All uses of such compounds shall observe label and other restrictions mandated by the U.S. Environmental Protection Agency, California Department of Food and Agriculture, and other state and federal legislation.
8. All project-related spills of hazardous materials within or adjacent to the project site shall be cleaned up immediately.

Areas with disturbed soils shall be restored under the direction of the project engineer in consultation with a qualified restoration ecologist as needed. Methods may include recontouring graded areas to blend in with existing natural contours, covering the areas with salvaged topsoil containing native seedbank from the site, and/or applying the native seed mix shown on the project plans supplemented with species identified, below. Native seed mix shall be applied to the graded areas through either direct hand seeding or hydroseeding methods. Seeding with the native erosion control seed mix shall be provided on all disturbed soil areas prior to the onset of the rainy season (by October 15).

**Native Erosion Control Seed Mix**

Species	Application Rate (pounds/acre)
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January 5, 2023

California brome ( <i>Bromus carinatus</i> )	10
purple needlegrass ( <i>Stipa pulchra</i> )	5
tomcat clover ( <i>Trifolium wildenovii</i> )	5
six weeks fescue ( <i>Vulpia microstachys</i> )	5
Total	25

**Monitoring:** Require prior to issuance of construction or grading permits or prior to any site disturbance. Compliance will be verified by the County Department of Planning and Building.

The applicant understands that any changes made to the project description subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above measures into the proposed project description.

  
Signature of Applicant

  
Name (Print)

  
Date