MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
Air Quality				
AQ-1	**Fugitive Dust Control Measures.** The following measures shall be implemented to reduce construction generated fugitive dust and ensure that equipment and operations do not cause the emission of any dust that is visible crossing the project boundaries. These measures shall be shown on grading and building plans: a. Reduce the amount of disturbed areas where possible. b. Use water trucks, SLOAPCD approved dust suppressants (see Section 4.3 in the CEQA Air Quality Handbook), or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the 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 mph. Reclaimed (non-potable) water should be used whenever possible. Please note that since water use is a concern due to drought conditions, the contractor or builder shall consider the use of a SLOAPCD-approved dust suppressant where feasible to reduce the amount of water used for dust control. For a list of suppressants, see Section 4.3 of the CEQA Air Quality Handbook. c. All dirt stockpile areas should be sprayed daily as needed. d. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities. e. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating, non-invasive grass seed and watered until vegetation is established. f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the SLOAPCD. g. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used. h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site unless the road surface and surrounding area is sufficiently stabilized to prevent vehicle and equipment traveling more than 15 miles per hour from emitting dust that is visible crossing the project boundaries.	Measures to be shown on grading and building plans	At the time of finalization of grading and building plans	Camp SLO

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
	i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between the top of load and top of trailer) in accordance with CVC Section 23114. j. Activities must be conducted so that no track-out is visible on any paved roadway open to the public. Install wheel washers at the construction site entrance/exit, wash off the tires or tracks of all trucks and equipment leaving the site, or implement other SLOAPCD-approved track-out prevention devices sufficient to eliminate the track-out of soil onto paved roadways. k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible. l. The burning of vegetative material shall be prohibited. Effective February 25, 2000, the SLOAPCD prohibited developmental burning of vegetative material within the County. If you have any questions regarding these requirements, contact the SLOAPCD Engineering & Compliance Division at (805) 781-5912. m. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20% opacity, and prevent the transport of dust off-site. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the SLOAPCD Compliance Division prior to the start of any grading or earthwork.			
AQ-2	**Construction Equipment Emissions Control Measures and Idling Restrictions.** The following measures shall be implemented to reduce construction equipment emissions. These measures shall be shown on grading and building plans: a. Maintain all construction equipment in proper tune according to manufacturer's specifications; b. Fuel all off-road and portable diesel powered equipment with ARB certified motor vehicle diesel fuel (non-taxed version suitable for use off-road); c. Use diesel construction equipment meeting ARB's Tier 2 certified engines or cleaner offroad heavy-duty diesel engines, and comply with the State off-Road Regulation; d. Use on-road heavy-duty trucks that meet the ARB's 2007 or cleaner certification standard for on-road heavy-duty diesel engines, and comply with the State On-Road Regulation; e. Construction or trucking companies with fleets that that do not have engines in their fleet that meet the engine standards identified in the	Measures to be shown on grading and building plans	At the time of finalization of grading and building plans	Camp SLO

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
	above two measures (e.g. captive or NOx exempt area fleets) may be eligible by proving alternative compliance; f. All on and off-road diesel equipment shall not idle for more than 5 minutes. Signs shall be posted in the designated queuing areas and or job sites to remind drivers and operators of the 5 minute idling limit; g. Diesel idling within 1,000 feet of sensitive receptors is not permitted; h. Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors; i. Electrify equipment when feasible; j. Substitute gasoline-powered in place of diesel-powered equipment, where feasible; k. Use alternatively fueled construction equipment on-site where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel; l. The following idling restrictions near sensitive receptors for both on- and off-road equipment shall be implemented: i. Staging and queuing areas shall be located at the greatest distance feasible from sensitive receptor locations; ii. Diesel idling when equipment is not in use is not permitted; iii. Use of alternative fueled equipment is recommended whenever possible; and, iv. Signs that specify the no-idling requirements must be posted and enforced at the construction site. m. On-road vehicle operations shall comply with Section 2485 of Title 13, the California Code of Regulations limits diesel-fueled commercial motor vehicles that operate in the State of California with gross vehicular weight ratings of greater than 10,000 pounds and licensed for operation on highways. It applies to California and non-California based vehicles. In general, the regulation specifies that drivers of said vehicles: i. Shall not idle the vehicle's primary diesel engine when vehicle is not in use, except as noted in Subsection (d) of the regulation; and, ii. Shall not operate a diesel-fueled auxiliary power system (APS) to power a heater, air conditioner, or any ancillary equipment on that vehicle during sleeping or resting in a sleeper berth for greater than 5.0 minutes at any location when within 100 feet of a restricted area, except as noted in Subsection (d) of the regulation. iii. Signs must be posted in the designated queuing areas and job sites to remind drivers of the 5-minute idling limit. The specific requirements and exceptions in the regulation can be			

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
	reviewed at the following website: www.arb.ca.gov/msprog/truck-idling/2485.pdf. n. Off-road diesel equipment shall comply with the 5-minute idling restriction identified in Section 2449(d)(3) of the California Air Resources Board's In-Use Off-Road Diesel regulation available at: www.arb.ca.gov/regact/2007/ordiesl07/frooal.pdf. o. Signs shall be posted in the designated queuing areas and job sites to remind on-road and off-road equipment operators of the idling restrictions.			
AQ-3	**Asbestos Containing Materials – Removal and Disposal.** Proposed earthwork, demolition, and construction activities shall be conducted in full compliance with the various regulatory jurisdictions regarding asbestos containing materials, including the ARB Asbestos Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations (93105) and requirements stipulated in the National Emission Standards for Hazardous Air Pollutants (40 CFR 61, Subpart M – Asbestos; NESHAP). 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 Dust Mitigation Plan to be reviewed and approved by SLOAPCD prior to commencement of ground disturbing activities; and, 3. Implementation of applicable removal and disposal protocol and requirements for identified ACM.	Notification and approval of Asbestos Dust Mitigation Plan	Prior to start of ground-disturbing activities	Camp SLO, SLOAPCD
Biological Resources				
BIO-1	**Environmental Awareness Training.** An environmental awareness training shall be presented to all construction personnel by a qualified biologist prior to the start of any project activities. The training shall include color photographs and a description of the ecology of all special-status species known or with potential to occur, as well as other sensitive resources requiring avoidance during construction. The training shall also include a description of protection measures required by discretionary permits, an overview of the federal and California Endangered Species Acts, and implications of noncompliance with these regulations. This will include an overview of the required avoidance, minimization, and mitigation measures. A sign-in sheet with the name and signature of the qualified biologist who presented the training, and the names and signatures of the environmental awareness trainees shall be kept. A fact sheet conveying the information provided in the environmental awareness training shall be provided to all project personnel.	Completed Training Sign-in Steet	Prior to start of any project activities	Camp SLO
BIO-2	**Site Maintenance and General Operations.** The following general measures are recommended to minimize impacts during active construction:	Measures to be shown on grading and building plans	At the time of finalization of grading and building plans	Camp SLO

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
	1. The use of heavy equipment and vehicles shall stay within the project limits and defined staging areas/access points. The boundaries of each work area shall be clearly defined and marked with high visibility fencing. No work shall occur outside these limits. 2. Project plans, drawings, and specifications shall show the boundaries of all sensitive resource areas and the location of erosion and sediment controls, delineation of construction limits, and other pertinent measures to ensure the protection of sensitive habitats and resources. 3. Staging of equipment and materials shall occur in designated areas with appropriate demarcation and perimeter controls. No staging areas shall be located within 100 feet of sensitive habitat. 4. Secondary containment, such as drip pans, shall be used to prevent leaks and spills of potential contaminants. 5. Washing of concrete, paint, or equipment, and refueling and maintenance of equipment shall occur only in designated staging areas. These activities will occur at a minimum of 100 feet from sensitive habitat. Sandbags and/or absorbent pads and spill control kits shall always be available on-site to clean up and contain fuel spills and other contaminants. 6. Construction equipment shall be inspected by the operator daily to ensure that equipment is in good working order and no fuel or lubricant leaks are present. 7. Plastic monofilament netting (erosion control matting) or similar material will not be used on-site due to the potential to entangle special-status wildlife. Acceptable substitutes are coconut coir matting, biodegradable fiber rolls, or tackified hydroseeding compounds. 8. The use of pesticides (including rodenticides) and herbicides on the property shall be in compliance with all local, state, and federal regulations to avoid primary and secondary poisoning of sensitive species that may be using the project site. 9. After completion of the project's construction, all protective fencing/flagging used to delineate sensitive biological resources shall be removed from the project area and disposed of in appropriate waste receptacles or reused.			
BIO-3	**Special-status Plant Species and Sensitive Natural Communities Mitigation Plan.** The boundaries of special-status plant populations and sensitive natural communities identified within the project site shall be flagged in the field using data collected prior to the start of the project. If special-status plant species or sensitive natural communities cannot be avoided during construction (i.e., if avoidance is deemed infeasible), a mitigation plan for impacts to these resources shall be developed prior to the onset of construction and implementation during construction and include a minimum 1:1 mitigation ratio based on area of impact. At a minimum, the mitigation plan shall:	Installation of flagging and finalization of mitigation plan	At the time of finalization of grading and building plans	Camp SLO

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
	1. Discuss the proposed construction methods, construction schedule, and the implementation schedule of activities proposed as part of the Plan. 2. Quantify the anticipated acreage of impacts to special-status plants and sensitive natural communities. 3. Include a requirement for photographic documentation and a post-implementation report. 4. Identify each special-status species and sensitive natural communities observed on-site, including a description of the mitigation activities proposed for each. As appropriate, the species-specific measures shall include: a. A detailed description of topsoil salvage procedures and soil stockpile storage methods; b. Methods and timing of any proposed seed collection and storage; c. Locations and demarcation of full-time avoidance areas during construction; d. Location and methods for restoration, replanting and/or reseeding (e.g., decompaction, recontouring, scarification, mulching, hand broadcasting, hydroseeding, etc.); and e. Short- and/or long-term monitoring protocols and/or vegetative growth success criteria for mitigation and restoration. The Plan shall be submitted for approval to the CSLO Environmental Coordinator prior to the onset of site disturbance. If other special-status plant species or sensitive natural communities are discovered during construction that were not previously identified during initial survey efforts, the same protocol for avoidance and minimization shall apply. If they cannot be avoided, they shall be included in the Plan. If federal- or state-listed plant species are identified on-site and cannot be avoided, appropriate agencies shall be contacted for further guidance and to obtain take permits, as feasible, prior to the start of the project.			
BIO-4	**Oak Tree Protection and Mitigation.** To the maximum extent feasible, impacts to oak trees shall be avoided and minimized. The following avoidance and minimization measures shall be implemented to address potential impacts to oak trees: 1. The canopy edge and trunk location of oak trees located within 50 feet of proposed construction shall be surveyed and placed on all plan sets. The tree map shall be used to protect oak trees during project implementation. 2. Impacts to oak tree canopies or sensitive root zones should be avoided to the extent feasible. Impacts may include pruning, ground disturbance or placement of impervious surfaces (e.g., asphalt, permanent structures) within the sensitive root zone, installation of year-round	Identification of tree removals and protections on building plans, oak tree replanting plan, monitoring plan	At the time of finalization of grading and building plans, during project construction activities	Camp SLO

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
	irrigation or other supplemental water within the sensitive root zone, and trunk damage. 3. Prior to ground-breaking, tree protection fencing shall be installed as close to the outer limit of the sensitive root zone as practicable for construction operations to protect trees located within 50 feet of construction that will be preserved. The fencing shall be in place throughout the duration of construction. Demarcation such as t-posts and a minimum of two strands of yellow rope are adequate. 4. All construction activity shall remain outside delineation fencing installed for protection of oak trees. 5. A licensed arborist or qualified botanist will be hired to oversee all removal or trimming of existing roots and necessary branch trimming. 6. Care shall be taken to avoid surface roots within the top 18 inches of soil. If any roots are exposed during construction, they shall be covered with a layer of soil to match existing topography. 7. Impacts to oak trees shall be assessed by a licensed arborist or qualified botanist prior to final inspection and reported to the County. For oak tree removals or impacts during project implementation, the CAARNG shall provide in-kind mitigation (on site if feasible), 3:1 for removals and 2:1 for impacted trees (i.e., trees that have grading, vegetation removal, compaction, or other impacts occur within their dripline). Plantings shall occur during the appropriate season (i.e., oak acorns should be planted in January or February) within one year of tree removal. Planted trees shall be monitored for a minimum of 5 years, and if a 3:1 survivorship ratio (i.e., three surviving trees or seedlings for each tree removed) is not attained by the end of each year, sufficient numbers of additional trees, seedlings, or acorns shall be planted and monitored until the desired success ratio is attained. As all oak tree impacts are associated with riparian habitat, additional details regarding oak tree mitigation is provided in BIO-7 Riparian and Wetland Mitigation Plan.			
BIO-5	**Surveys, Avoidance, and Monitoring for Special-Status Wildlife.** A qualified biologist shall conduct surveys prior to the start of initial project activities to ensure special-status wildlife species are not present within proposed work areas. If special-status wildlife species are found, they shall be allowed to leave the area on their own volition or be relocated (as permitted) to suitable habitat areas outside the work area(s). If necessary, resource agencies will be contacted for further guidance. Pre-activity surveys and/or monitoring shall be conducted as follows: 1. **Preconstruction Survey and Avoidance Measures for Townsend's Big-Eared Bat.** Prior to the start of work, a qualified biologist shall conduct an emergence survey of existing structures and trees within and adjacent to the project site to determine if roosting bats are present. If a colony of bats is found roosting, further surveys shall be conducted sufficient to determine the species present and the type of roost (day, night, maternity, etc.). If Townsend's big-eared bat is determined to be	Survey reports	Prior to start of work	Camp SLO

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
	roosting on or adjacent to the project site, the following shall be implemented as appropriate: a. If a day or night roosting site is located on-site or within 50 feet of the project site, avoidance buffers shall be established/developed as determined by a qualified biologist dependent upon the species as well as the location of the roost in relation to the type of project activities occurring. If the day or night roost is within the area of impact, and the bats are not part of an active maternity colony, exclusion measures may be implemented, in close coordination with a qualified biologist and CDFW. A plan shall be developed that includes the methodology for excluding roosting bats. b. If an active maternity roost for Townsend's big-eared bat is found in the buildings on-site or within 100-feet of the project site, an avoidance buffer shall be established as determined by a qualified biologist. No construction activities (including parking and staging) shall be permitted within the avoidance buffer during the rearing season (typically March through September). 2. **Preconstruction Survey and Avoidance Measures for Monterey Dusky-footed Woodrat.** Prior to the start of work within 50 feet of suitable woodrat habitat, a survey shall be conducted by a qualified biologist to identify and flag woodrat middens for avoidance. A minimum 10-foot buffer area shall be clearly delineated around any woodrat middens that are discovered during the survey. Due to the likelihood of woodrats fleeing the midden as a result of nearby construction activity, a biologist shall monitor initial vegetation clearing and ground disturbance within 25 feet of woodrat middens. If woodrats are observed fleeing middens, work shall be temporarily halted until woodrats are outside the area of impact. Woodrat middens that are deemed unavoidable shall be carefully dismantled mechanically (e.g., excavator with thumb) or with hand tools from the top down, allowing woodrats to escape unharmed. A biological monitor shall be present for dismantling. 3. Avoidance Measures for Mountain Lion. The following measures shall be implemented to avoid impacts to mountain lion. a. A maximum 25-mile-per-hour speed limit shall be required at the project site during construction activities. b. All construction activities shall cease at dusk and not start before dawn. c. All construction related trash and debris shall be contained in appropriately sealed trash receptacles during all construction activities. 4. **Preconstruction Survey and Avoidance Measures for American Badger.** A qualified biologist shall conduct a preconstruction survey			

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
	within 30 days prior to the start of initial project activities to ensure American badger are not present within proposed work areas or within 200 feet of work areas. If potential dens are discovered, they shall be monitored with a remote camera or tracking medium for at least 3 days to determine if they are occupied. If the qualified biologist determines that a den may be active during the non-reproductive season (July 1–January 31), a no-entry exclusion buffer shall be established within 50 feet of the den. If active dens are found during the reproductive season (February 1–June 30), no activity shall occur within 200 feet of the den. Exclusion buffers shall be prominently flagged and encircle the den. Exclusion zones shall be maintained until all project-related disturbances have been terminated or it has been determined by a qualified biologist that the den is no longer in use. If an exclusion buffer is not feasible, the applicant will contact the CSLO Environmental Coordinator for further guidance. The results of the survey shall be provided to the CSLO Environmental Coordinator prior to initial project activities. If construction lapses beyond 30 days from the survey, an additional survey will be required.			
	5. **Preconstruction Surveys and Monitoring for Southwestern Pond Turtle, California Red-legged Frog, California Newt, and Two-striped Gartersnake.** A qualified biologist shall conduct a pre-activity survey immediately prior to the start of work to ensure southwestern pond turtle, California red-legged frog, California newt, and two-striped gartersnake are not present within proposed work areas. Preconstruction surveys for California red-legged frog shall be conducted the night before commencement of project ground-disturbance activities. Construction monitoring shall be conducted by a qualified biologist during all initial ground disturbing and vegetation removal activities (e.g., grading, grubbing, vegetation trimming) within suitable habitat. If these species are found during pre-construction surveys or monitoring, they shall be allowed to leave the work area on their own volition or be hand captured and relocated to suitable habitat outside of the area of impact, with appropriate resource agency approval. To minimize the potential for impacts to dispersing amphibians, work within 100 feet of aquatic habitat shall occur during dry conditions, as feasible. If work within 100 feet of aquatic habitat is scheduled to start during the typical rainy season (October through April), when California red-legged frogs and California newts are most likely to be dispersing through upland habitat, a follow up survey shall be conducted following any rain event of 0.25 inch or greater prior to the start of work for the day. During this survey all vehicles, equipment, and materials staged on-site overnight shall be inspected. If special-status wildlife is found within the work area, it shall be allowed to leave on its own volition and, as appropriate, the resource agencies shall be contacted to capture and			

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
	relocate special-status species to suitable habitat outside of the area of impact. 6. **Preconstruction Surveys and Monitoring for Coast Horned Lizard.** A qualified biologist shall conduct a pre-activity survey immediately prior to the start of initial ground disturbance within 50 feet of suitable habitat for coast horned lizard. Construction monitoring shall also be conducted by a qualified biologist during all initial ground-disturbing and vegetation removal activities (e.g., grading, grubbing, vegetation trimming, vegetation removal, including tree removal) within suitable habitat. If coast horned lizard is discovered during surveys or monitoring, the species will be allowed to leave the area on their own volition, or be hand captured and relocated to suitable habitat outside the area of impact. 7. **Preconstruction Survey for Crotch Bumble Bee.** If work is planned to occur during the flying period of March 1 to September 1, a qualified biologist shall survey for Crotch bumble bee within the work area two weeks prior to the start of initial ground disturbance. If a Crotch bumble bee nest is observed, no work shall occur within 25 feet of the nest until it is no longer active. If an exclusion buffer is not feasible, the applicant shall contact the CSLO Environmental Coordinator for further guidance. If Crotch bumble bee is found during the active spring and summer period, or presence is unknown (e.g., if a survey during the active period was not completed) and work is planned between October and February, potential overwintering habitat shall be avoided by a minimum of 50 feet. If potential overwintering habitat cannot be avoided, the CSLO Environmental Coordinator shall be contacted. The CSLO Environmental Coordinator will coordinate with appropriate resource agencies for guidance to implement project activities and avoid take or proceed with an Incidental Take Permit. The results of the survey shall be provided to the CSLO Environmental Coordinator prior to initial project activities. 8. **Preconstruction Survey for Special-status and Nesting Birds/Raptors.** If work is planned to occur between February 1 and August 31, a qualified biologist shall survey the area for nesting birds within one week prior to activity beginning on-site. In addition, if work is planned to occur as early as January 1, a qualified biologist shall complete a focused survey for nesting golden eagles within one-quarter mile of the project site, as feasible based on access. If nesting birds are located on or near the proposed project site, they shall be avoided until they have successfully fledged, or the nest is no longer deemed active. A non-disturbance buffer of 50 feet will be placed around non-listed, passerine species, and a 250-foot buffer will be implemented for all non-listed raptor species. All activity will remain outside of the buffer until a qualified biologist has determined that the nest is no longer active (e.g., young have fledged, or the nest failed) or that proposed construction activities would not cause adverse impacts to the nest,			

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
	adults, eggs, or young. If special-status avian species are identified and nesting within the work area, no work will begin until an appropriate buffer is determined in consultation with the CSLO Environmental Coordinator, CDFW, and/or the USFWS. 9. **Preconstruction Survey for Overwintering Burrowing Owl.** If work is planned to occur between October 16 and March 31, a qualified biologist shall survey the area for overwintering burrowing owl within one week prior to activity beginning on-site. If overwintering burrowing owls are located on or near the proposed project site, occupied burrows shall be avoided until a qualified biologist determines the burrow is no longer occupied. A site-specific, non-disturbance buffer shall be established and maintained between the project activities and occupied burrows, using the distances recommended in the CDFW 2012 Staff Report. Refer to Table below for these site-specific, no-disturbance buffer zones. 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 distance regimes). If necessary, buffer distances shall be carefully reassessed and relaxed or 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 using highly visible methods, such as stakes and rope, which shall be maintained in good condition through construction of the project or until construction activities are no longer occurring in the vicinity of the burrow. **Site-Specific No-Disturbance Buffer Zones** **Level of Disturbance (October 16–March 31)** **Low (feet)** / **Mid (feet)** / **High (feet)** 164 / 328 / 1,640			

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
BIO-6	**Avoidance of Federal and State Waters and Wetlands**. In addition to BIO-2, the following recommendations have been provided to protect drainages and aquatic resources on-site: 1. Prior to project impact of these areas, all applicable agency permits with jurisdiction over the project area (e.g., CDFW, RWQCB, and/or USACE) shall be obtained. Additional mitigation measures may be required by these agencies and shall be implemented as necessary throughout the project. 2. To prevent erosion and sedimentation into drainages during construction, an erosion and sedimentation control plan shall be developed and implemented. It shall outline Best Management Practices (BMPs) for short-term, temporary stabilization. Acceptable stabilization methods include the use of weed-free, natural fiber (i.e., non-monofilament) rolls, jute or coir netting, and/or other industry standards. Erosion control devices shall be installed and maintained for the duration of the project. BMPs shall be installed and maintained for the duration of the project. 3. Construction activity within 100 feet of drainages shall only occur when appropriate BMPs are in place to protect aquatic features from indirect impacts. 4. Construction activities within jurisdictional areas shall be conducted during the dry season when stream flows shall be at annual lows (June 1 through October 31) in any given year, or as otherwise directed by the regulatory agencies. Deviations from this work window can be made with permission from the relevant regulatory agencies.	Erosion and sedimentation control plan, agency consultation as applicable	Prior to start of work	Camp SLO
BIO-7	**Riparian and Wetland Habitat Mitigation Plan.** Prior to construction, a comprehensive Compensatory Mitigation and Monitoring Plan that provides at least 3:1 mitigation ratio for all permanent impacts to jurisdictional waters and wetlands and 1:1 mitigation ratio for all temporary impacts to jurisdictional waters and wetlands, unless otherwise directed by regulatory agencies, shall be submitted to the CDFW, RWQCB, and USACE. The plan shall include details on the location and design of areas proposed for enhancement and rehabilitation within the Chorro Creek watershed. The plan shall also outline planting specifications, including mitigation ratios for impacts to oak trees (i.e., 2:1 and 3:1 for impacts/removals, respectively), an appropriate planting palette, installation methods and techniques, and maintenance, monitoring, and performance criteria consistent with standard mitigation requirements from applicable regulatory agencies. The total mitigation acreage needed to meet the 1:1 mitigation ratio for temporary impacts is approximately 0.671 acre and 290 linear feet and the 3:1 mitigation ratio for permanent impacts to jurisdictional waters is approximately 0.765 acre and 960 linear feet. Proposed mitigation shall include comparable mitigation for wetland habitat affected by the proposed project. The quantity of mitigation is subject to change as project plans are refined and resource agencies are consulted.	Compensatory Mitigation and Monitoring Plan	Prior to start of work	Camp SLO

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
Cultural Resources				
CR-1	**Worker Awareness Training**. Prior to any ground disturbing activities, a qualified archaeologist shall conduct cultural resource awareness training for all construction personnel, which shall include the following: 1. Review the types of archaeological artifacts that may be uncovered; 2. Provide examples of common archaeological artifacts to examine; 3. Review what makes an archaeological resource significant to archaeologists and local native Americans; 4. Describe procedures for notifying involved or interested parties in case of a new discovery; 5. Describe reporting requirements and responsibilities of construction personnel; 6. Review procedures that shall be used to record, evaluate, and mitigate new discoveries; and 7. Describe procedures that would be followed in the case of discovery of disturbed as well as intact human burials and burial-associated artifacts.	Completed Training Sign-in Steet	Prior to start of any ground-disturbing activities	Camp SLO
CR-2	**Archaeological Monitoring.** During all initial ground disturbing construction activities within native soil, Camp SLO shall retain a qualified archaeologist and a California Native American tribal monitor to monitor all initial earth disturbing activities, per the approved Archaeological Monitoring Plan (see Mitigation Measure CR-3, below). If any significant archaeological resources or human remains are found during monitoring, work shall stop within the immediate vicinity (precise area to be determined by the archaeologist in the field) of the resource until such time as the resource can be evaluated and recorded by an archaeologist and any other appropriate individuals. Disposition of artifacts may be accomplished in accordance with state and federal law.	Monitoring reports	During all ground disturbing activities within native soil	Camp SLO
CR-3	**Archaeological Monitoring Plan.** Prior to any ground disturbing activities, an Archaeological Monitoring Plan (Plan) shall be developed. The Plan shall include, but not be limited to: a. List of personnel involved in the monitoring activities; b. Description of Native American involvement; c. Description of how the monitoring shall occur; d. Description of frequency of monitoring (e.g., full time, part time, spot checking); e. Description of what resources are expected to be encountered; f. Description of circumstances that would result in the halting of work at the project site; g. Description of procedures for halting work on the site and notification procedures; Description of monitoring reporting procedures;	Monitoring Plan	Prior to any ground-disturbance activities	Camp SLO

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
	h. Specific, detailed protocols for what to do in the event of the discovery of human remains; and i. Provide thresholds for reducing and or discontinuing monitoring in the event that resources are not present and/or the potential to encounter resources is negligible.			
CR-4	**Designation of Environmentally Sensitive Areas.** Resources CA-SLO-1743, CA-SLO-1856, and CA-SLO-2994 shall be identified and labeled as Environmentally Sensitive Areas on construction plans. Highly visible temporary construction fencing or flagging should be installed along the boundaries of these sites (as it relates to the project) and shall remain in place during project activities. No ground disturbance, construction worker foot traffic, storage of materials, or storage or use of equipment shall occur within the Environmentally Sensitive Areas.	Identification of sensitive areas on final grading/building plans, Fencing/flagging of sensitive areas	At the time of finalization of building/grading plans, prior to start of work	Camp SLO
Geology and Soils				
GEO-1	**Paleontological Awareness Training and Avoidance.** Prior to the Initiation of project ground-disturbing activities, all construction personnel conducting earthwork activities shall be trained regarding the recognition of possible subsurface paleontological resources and protection of all paleontological resources during improvement grading and earthwork activities. The training shall be developed and conducted by a qualified paleontologist who has a master's degree or Ph.D. in paleontology, shall have knowledge of the local paleontology, and shall be familiar with paleontological procedures and techniques. Training shall be completed by all applicable personnel. Training shall inform all applicable personnel of the procedures to be followed upon the discovery of paleontological materials. a. All personnel shall be instructed that unauthorized collection or disturbance of protected fossils on or off-site by the applicant, its representatives, or employees will not be allowed. Violators shall be subject to prosecution under the appropriate federal and state laws. Unauthorized resource collection or disturbance may constitute grounds for the issuance of a stop work order. The following issues shall be addressed in training: b. All construction contracts shall include clauses that require grading personnel to attend training so that they are aware of the potential for inadvertently exposing subsurface paleontological resources, their responsibility to avoid and protect all such resources, and the penalties for collection, vandalism, or inadvertent destruction of paleontological resources. c. The qualified paleontologist shall provide a background briefing for supervisory personnel describing the potential for exposing paleontological resources, the location of any potential paleontological resources, and procedures and notifications required in the event of discoveries by project personnel or paleontological monitors.	Completed Training Sign-in Steet	Prior to any ground-disturbing activities	Camp SLO

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
	Supervisory personnel shall enforce restrictions on collection or disturbance of fossils. d. In the event that fossils are encountered during construction, construction activities shall be prohibited within 50 feet of the find, and a professional paleontologist shall be notified to document the discovery as needed, to evaluate the potential resource, and to assess the nature and importance of the find. Based on the scientific value or uniqueness of the find, the paleontologist may record the find and allow work to continue, or recommend salvage and recovery of the material, if it is determined that the find cannot be avoided. The paleontologist shall make recommendations for any necessary treatment that is consistent with currently accepted scientific practices. Any fossils collected from the area shall then be deposited in an accredited and permanent scientific institution where they would be properly curated and preserved. e. Prior to conclusion of project construction activities, the paleontologist shall prepare a final report to be submitted Camp SLO that summarizes impacts to paleontological resources, describes impact minimization efforts, and provides the results of all data recovery efforts, as applicable.			
Hazards and Hazardous Materials				
HAZ-1	**Hazardous Paint Materials Evaluation, Handling, and Disposal.** If during construction activities, paint is separated from existing infrastructure (e.g., chemically or physically), the paint waste shall be evaluated independently from the building material by a qualified hazardous materials inspector to determine proper management. All hazardous materials (e.g., lead based paint, etc.) shall be handled and disposed of in accordance with local, state, and federal regulations. If required, all lead work plans shall be submitted to the San Luis Obispo County Air Pollution Control District at least 10 days prior to the start of demolition. Camp SLO shall document proof that paint waste has been evaluated by a qualified hazardous waste materials inspector and handled according to local, state, and federal regulations.	Implementation of protocol, submittal of work plans if required	During construction activities	Camp SLO
Noise				
N-1	**Construction Hours.** Unless specifically required for roadway construction and treatment processes, construction activities shall be limited to the daytime hours of 7:00 a.m. to 9:00 p.m. Monday through Friday, and 8:00 a.m. to 5:00 p.m. on Saturday or Sunday.	Include measure on final grading and building plans	During construction activities	Camp SLO
N-2	**Installation of Equipment Mufflers.** Internal combustion engines shall be equipped with the muffler recommended by the manufacturer. Internal combustion engines shall not be operated on the job site without the appropriate muffler.	Include measure on final grading and building plans	During construction activities	Camp SLO