

SAN MIGUEL COMMUNITY PLAN UPDATE 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). The mitigation monitoring and reporting program is designed to ensure compliance with adopted mitigation measures during project implementation. For each applicable mitigation measure recommended in this 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 the 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. Further, the coordinator will distribute 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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AGRICULTURAL RESOURCES							
AG-2 Funding for Farmland Conservation. Prior to the recordation of a final map or issuance of grading or construction permits for urban development on the Indian Valley Road site (APN 027-420-017), the applicant shall provide evidence to the County Planning and Building Department that funds sufficient (as determined by the Agricultural Commissioner or designee) to, (1) purchase a farmland conservation easement, deed restriction, or other farmland conservation mechanism, and (2) to compensate for administrative costs incurred in the implementation of this measure, have been provided to the California Farmland Conservancy Program or similar program (as approved by the Agricultural Commissioner or designee), which will provide for the conservation of farmland of similar quantity and quality to the converted farmland, within the same agricultural region as impact occurs in San Luis Obispo County, based on a 1:1 ratio.	Obtain proof of an approved farmland conservation easement, farmland deed restriction, or other farmland conservation mechanism. Obtain administrative funds.	Prior to adoption of the San Miguel Community Plan	Once	County of San Luis Obispo Planning and Building			
AIR QUALITY							
AQ-1(a) Construction Equipment Emissions Reductions. Construction projects shall implement the following emissions control measures so as to reduce diesel particulate matter in accordance with SLOAPCD requirements: <ul style="list-style-type: none"> • Maintain all construction equipment in proper tune according to manufacturer's specifications; • Fuel all off-road and portable diesel powered equipment with ARB certified motor vehicle diesel fuel (non-taxed version suitable for use off-road); • Use diesel construction equipment meeting ARB's Tier 2 certified engines or cleaner off-road heavy-duty diesel engines, and comply with 	This policy can be found in Appendix A Subsection B.3.a(1-11) of the Community Plan Update	N/A	N/A	County of San Luis Obispo Planning and Building			

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<p>the State Off-Road Regulation;</p> <ul style="list-style-type: none"> • 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; • Construction or trucking companies with fleets that do not have engines in their fleet that meet the engine standard identified in the above two measures (e.g., captive or NO_x exempt area fleets) may be eligible by providing alternative compliance; • 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 jobs sites to remind drivers and operators of the 5 minute idling limit; • Diesel idling within 1,000 feet of sensitive receptors is not permitted; • Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors; • Electrify equipment when feasible; • Substitute gasoline-powered in place of diesel-powered equipment, where feasible; and • Use alternatively fueled construction equipment on-site where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane, or biodiesel 							
<p>AQ-1(b) Fugitive Dust Control Measures. Constructions projects shall implement the following</p>	<p>This policy can be found in</p>	<p>N/A</p>	<p>N/A</p>	<p>County of San Luis Obispo</p>			

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<p>dust control measures so as to reduce PM10 emissions in accordance with SLOAPCD requirements:</p> <ul style="list-style-type: none"> • Reduce the amount of the disturbed area where possible; • Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever speeds exceed 15mph. Reclaimed (non-potable) water should be used whenever possible; • All dirt-stock-pile areas shall be sprayed daily as needed; • Permanent dust control measures shall be identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities; • Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading shall be sown with a fast-germinating, non-invasive grass seed and watered until vegetation is established; • All disturbed soil areas not subject to revegetation shall be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD; • All roadways, driveways, sidewalks, etc., to be paved shall be completed as soon as possible after grading unless seeding or soil binders are used. • Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site; • All trucks hauling dirt, sand, soil or other loose materials shall be covered or shall maintain at least two feet of freeboard (minimum vertical 	<p>Appendix A Subsection B.3.b(1-13) of the Community Plan Update</p>			<p>Planning and Building</p>			

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<p>distance between top of load and top of trailer) in accordance with CVC Section 23114;</p> <ul style="list-style-type: none"> • Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site; • Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water shall be used where feasible. • All of these fugitive dust mitigation measures shall be shown on grading and building plans; and • 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 percent opacity, and to prevent transport of dust offsite. 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 APCD Compliance Division prior to the start of any grading, earthwork or demolition. 							
<p>AQ-2 Valley Fever Exposure Reduction For all projects requiring a grading permit, in addition to requiring compliance with the SLOAPCD fugitive dust control measures, developers or other applicants shall incorporate applicable recommendations from the Public Health Department regarding recognition and control of Valley Fever in safety plans and worker training material. Recommendations include a combination of worker training, dust control, equipment enclosures and/or respirators for employees, provision of clean eating areas and washing</p>	<p>This policy can be found in Appendix A Subsection B.3.c of the Community Plan Update</p>	<p>N/A</p>	<p>N/A</p>	<p>County of San Luis Obispo Planning and Building</p>			

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facilities, measures to clean equipment and all clothing and material that may leave the grading site to prevent offsite transport, and proper medical surveillance for employees.							
BIOLOGICAL RESOURCES							
BIO-1(a) Special Status Species Habitat Loss Minimization. The County shall work with future applicants to encourage preservation or enhancement of upland habitat for wildlife species to the maximum extent feasible on parcels slated for development containing suitable habitat (e.g. areas used for foraging, breeding, dispersal, etc.). To the extent feasible, habitat preservation and enhancement should be encouraged throughout the CPU area in a way that promotes regional connectivity by siting preserved or enhanced areas in a way that they are connected to other preserved or enhanced areas and/or suitable habitat to the extent feasible. Siting of preserved or enhanced areas in a way in which they are isolated should be discouraged.	This policy can be found in Appendix A Subsection B.1.f of the Community Plan Update	N/A	N/A	County of San Luis Obispo Planning and Building			
BIO-1(b) Biological Resources Assessment. Applicants shall have a County-approved biologist conduct a biological resources assessment (BRA) to document the existing biological resources within the project footprint plus a buffer and to determine the potential impacts to those resources as part of the environmental review process. The BRA shall conform to the requirements presented in the County guidance document, Guidelines for Biological Resources Assessments - Guidelines for Biological Consultants.	This policy can be found in Appendix A Subsection B.1.g. of the Community Plan Update	N/A	N/A	County of San Luis Obispo Planning and Building			
BIO-1(c) Special Status Plant Species Surveys.	This policy can	N/A	N/A	County of			

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<p>If completion of the project-specific BRA determines that special status plant species may occur on-site, surveys for special status plants shall be completed. The surveys shall be floristic in nature and shall be seasonally timed to coincide with the target species identified in the project-specific BRA. All plant surveys shall be conducted by a County-approved biologist no more than two years before initial ground disturbance. All special status plant species identified on-site 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 the local jurisdictions if said protocols exist. A report of the survey results shall be submitted to the implementing agency, and the CDFW and/or USFWS, as appropriate, for review and approval.</p>	<p>be found in Appendix A Subsection B.1.g.1 of the Community Plan Update</p>			San Luis Obispo Planning and Building			
	<p>Prepare a report of the rare plant survey results showing mapped locations of rare plants on grading plans</p>	<p>Prior to issuance of grading permits</p>	<p>Once</p>	<p>County of San Luis Obispo Planning and Building</p>			
<p>BIO-1(d) Special Status Plant Species Avoidance, Minimization, and Mitigation. If Federal listed, State listed or California Rare Plant List 1B species are found during special status plant surveys [pursuant to mitigation measure B-1(b)], then the project shall be re-designed to avoid impacting these plant species, if feasible. Rare plant occurrences that are not within the immediate disturbance footprint, but are located within 50 ft of disturbance limits of construction shall have bright orange protective fencing installed at least 30 ft beyond their extent, or other distance as approved by a County-approved biologist, to protect them from direct and indirect impacts.</p>	<p>This policy can be found in Appendix A Subsection B.1.g.1.a of the Community Plan Update</p>	<p>N/A</p>	<p>N/A</p>	<p>County of San Luis Obispo Planning and Building</p>			
	<p>Review development plans indicating location of rare plants</p>	<p>Prior to issuance of grading permits</p>	<p>Once</p>	<p>County of San Luis Obispo Planning and Building</p>			
	<p>Inspect site</p>	<p>Prior to initiation of ground disturbance activities</p>	<p>Weekly until construction is complete</p>	<p>County of San Luis Obispo Planning and Development</p>			
<p>BIO-1(e) Restoration and Monitoring. If special status plant species cannot be avoided and will be impacted by either private development or those</p>	<p>This policy can be found in Appendix A Subsection</p>	<p>N/A</p>	<p>N/A</p>	<p>County of San Luis Obispo Planning and Building</p>			

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<p>public projects identified in Section 2.0, all impacts shall be mitigated at a minimum ratio of 2:1 (number of acres/individuals restored to number of acres/individuals impacted) for each species. A restoration plan shall be prepared and submitted to the County as well as other State or Federal agencies as appropriate (for instance, if a State listed plant is involved). The restoration plan shall include, at a minimum, the following components:</p> <ul style="list-style-type: none"> • Description of the project/impact site (i.e., location, responsible parties, areas to be impacted by habitat type); • Goal(s) of the compensatory mitigation project [type(s) and area(s) of habitat to be established, restored, enhanced, and/or preserved; specific functions and values of habitat type(s) to be established, restored, enhanced, and/or preserved]; • Description of the proposed compensatory mitigation site (location and size, ownership status, existing functions and values); • Implementation plan for the compensatory mitigation site (rationale for expecting implementation success, responsible parties, schedule, site preparation, planting plan); • Maintenance activities during the monitoring period, including weed removal as appropriate (activities, responsible parties, schedule); • Monitoring plan for the compensatory mitigation site, including no less than quarterly monitoring for the first year (performance standards, target functions and values, target acreages to be established, restored, enhanced, and/or preserved, annual monitoring reports); 	<p>B.1.g.1.b of the Community Plan Update</p> <p>Review restoration plan</p>	<p>Prior to issuance of grading permits</p>	<p>Once</p>	<p>County of San Luis Obispo Planning and Building</p>			

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<ul style="list-style-type: none"> • Success criteria based on the goals and measurable objectives; said criteria to be, at a minimum, at least 80 percent survival of container plants and 30 percent relative cover by vegetation type; • An adaptive management program and remedial measures to address any shortcomings in meeting success criteria; • Notification of completion of compensatory mitigation and agency confirmation; and • Contingency measures (initiating procedures, alternative locations for contingency compensatory mitigation, funding mechanism). 							
<p>BIO-1(f) Special Status Species Habitat Assessment Protocol Surveys. Specific habitat assessment and survey protocol surveys are established for several special status species. If the results of the BRA determine that suitable habitat may be present for any such species, protocol habitat assessments/surveys shall be completed in accordance with CDFW and/or USFWS as well as County (if applicable) protocols prior to issuance of any construction permits. If through consultation with the CDFW and/or USFWS it is determined that protocol habitat assessments/surveys are not required, said consultation shall be documented prior to issuance of any construction permits. Each protocol has different survey and timing requirements. The applicants for each project shall be responsible for ensuring they understand the protocol requirements.</p>	<p>This policy can be found in Appendix A Subsection B.1.g.2 of the Community Plan Update</p>	<p>N/A</p>	<p>N/A</p>	<p>County of San Luis Obispo Planning and Building</p>			
	<p>Review protocol survey reports or documentation that protocol surveys are not required</p>	<p>Prior to issuance of grading permit</p>	<p>Once</p>	<p>County of San Luis Obispo Planning and Building</p>			
<p>BIO-1(g) Special Status Species Avoidance and Minimization. <i>Several avoidance and minimization measures can be applied for a variety of species to</i></p>	<p>This policy can be found in Appendix A Subsection</p>	<p>N/A</p>	<p>N/A</p>	<p>County of San Luis Obispo Planning and Building</p>			

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<p>reduce the potential for impact, with the final goal of no net loss of the species. The following measures may be applied to aquatic and/or terrestrial species and should be applied to each project as applicable. It should be noted that if an Endangered or Threatened species may be impacted by a given project, the CDFW and/or USFWS would likely require additional permits to authorize take under the Federal Endangered Species Act and California Endangered Species Act. These permits would also include additional measures and requirements in which project applicants will need to comply with.</p> <ul style="list-style-type: none"> • Ground disturbance shall be limited to the minimum necessary to complete the project. The project limits of disturbance shall be flagged. Areas of special biological concern within or adjacent to the limits of disturbance shall have highly visible orange construction fencing installed between said area and the limits of disturbance. • All projects occurring within/adjacent to aquatic habitats (including riparian habitats and wetlands) shall be completed between April 1 and October 31, if feasible, to avoid impacts to sensitive aquatic species. • Pre-construction clearance surveys shall be conducted within 14 days of the start of construction (including staging and mobilization) by a County-approved biologist. The surveys shall cover the entire disturbance footprint plus a minimum 200 foot buffer, if feasible, and shall identify all special status animal species that may occur on-site. All non-listed special status species shall be relocated from the site either through direct capture or through passive 	B.1.g.2.a of the Community Plan Update						
	Review name, qualifications, scope, and contact information for the surveying biologist.	In advance of surveys	Throughout construction phase	County of San Luis Obispo Planning and Building			
	Review report of the bat survey for review and approval	Prior to initiation of ground-disturbing activities	Once	County of San Luis Obispo Planning and Building			

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<p>exclusion (e.g., American badger). The results of the pre-construction survey shall be submitted to the County and construction shall not commence without authorization from the County.</p> <ul style="list-style-type: none"> • All projects occurring within or adjacent to sensitive habitats that may support special status species shall have a County-approved biologist present during all initial ground disturbing/vegetation clearing activities. Once initial ground disturbing/vegetation clearing activities have been completed, said biologist shall conduct daily pre-activity clearance surveys for Endangered/Threatened species, as appropriate. Alternatively, said biologist may conduct site inspections at a minimum of once per week to ensure all prescribed avoidance and minimization measures are begin fully implemented. • No Endangered/Threatened species shall be captured and relocated without expressed permission from the CDFW and/or USFWS. • If at any time during construction of the project an Endangered/Threatened species enters the construction site or otherwise may be impacted by the project, all project activities shall cease. A CDFW/USFWS-approved biologist shall document the occurrence and consult with the CDFW and/or USFWS as appropriate. • All vehicle maintenance/fueling/staging shall occur not less than 100 feet from any riparian habitat or water body. Suitable containment procedures shall be implemented to prevent spills. A minimum of one spill kit shall be available at each 							

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<p>work location near riparian habitat or water bodies.</p> <ul style="list-style-type: none"> • At the end of each work day, excavations shall be secured with cover or a ramp provided to prevent wildlife entrapment. • All trenches, pipes, culverts or similar structures shall be inspected for animals prior to burying, capping, moving, or filling. • Upon completion of the project, a qualified biologist shall prepare a Final Compliance report documenting all compliance activities implemented for the project, including the pre-construction survey results. The report shall be submitted to the County within 30 days of completion of the project. • If special status bat species may be present and impacted by the project, a qualified biologist shall conduct within 30 days of the start of construction presence/absence surveys for special status bats in consultation with the CDFW where suitable roosting habitat is present. Surveys shall be conducted using acoustic detectors and by searching tree cavities, crevices, structures and other areas where bats may roost. If active roosts are located, exclusion devices such as netting shall be installed to discourage bats from occupying the site. If a roost is determined by a qualified biologist to be used by a large number of bats (large hibernaculum), bat boxes shall be installed near the project site. The number of bat boxes installed will depend on the size of the hibernaculum and shall be determined through consultations with the CDFW. If a maternity colony has become established, 							

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all construction activities shall be postponed within a 500-foot buffer around the maternity colony until it is determined by a qualified biologist that the young have dispersed. If the maternity colony cannot be avoided, projects shall be redesigned to avoid the colony. If redesign is not feasible the maternity colony can only be removed in consultation with and authorization from the County and CDFW. For State listed bat species in addition, a maternity colony can only be removed if authorized by the CDFW and covered under an incidental take permit.							
BIO-1(h) Preconstruction Surveys for Nesting Birds. <i>For construction activities occurring during the nesting season (generally February 1 to September 15), surveys for nesting birds covered by the California Fish and Game Code and the Migratory Bird Treaty Act shall be conducted by a County-approved biologist no more than 14 days prior to vegetation removal. The surveys shall include the entire segment disturbance area plus a 500 ft buffer around the site. If active nests are located, all construction work shall be conducted outside a buffer zone from the nest to be determined by the qualified biologist. The buffer shall be a minimum of 50 feet for non-raptor bird species and at least 300 ft for raptor species. Larger buffers may be required depending upon the status of the nest and the construction activities occurring in the vicinity of the nest. The buffer area(s) shall be closed to all construction personnel and equipment until the adults and young are no longer reliant on the nest site. A County-approved biologist shall confirm that breeding/nesting is completed and young have fledged the nest prior to</i>	This policy can be found in Appendix A Subsection B.1.g.4 of the Community Plan Update	N/A	N/A	County of San Luis Obispo Planning and Building			
	Conduct surveys for nesting birds	When birds are active	At a minimum of once per week until it has been determined that the nest is no longer being used by either the young or adults	Applicant			
	Review name, qualifications, scope, and contact information for the surveying biologist.	In advance of surveys	Once	County of San Luis Obispo Planning and Building			
	Review report of the nesting bird survey results	Prior to initiation of ground disturbance activities	Once	County of San Luis Obispo Planning and Building			

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<i>removal of the buffer. The results of the pre-construction survey shall be submitted to the County and construction shall not commence without authorization from the County.</i>							
BIO-1(i) 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 County-approved 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 provided by the trainer indicating they have attended the WEAP and understand the information presented to them. The form shall be submitted to the County to document compliance.	This policy can be found in Appendix A Subsection B.1.g.3 of the Community Plan Update	N/A	N/A	County of San Luis Obispo Planning and Building			
	Review date and time the training is scheduled	Prior to initiation of construction activities	Once	County of San Luis Obispo Planning and Building			
BIO-2(a) SJKF Habitat Mitigation. The following Policy shall be added to Section 4-1.3 of the CPU: <i>In order to mitigate for loss of SJKF habitat, the following mitigation ratios shall apply, based on the location of development:</i> <ul style="list-style-type: none"> • <i>Low quality SJKF habitat within Developed-Urban areas: No ratio</i> • <i>Developed-Rural areas: 1:1</i> • <i>Agricultural areas currently in vineyard</i> 	This policy can be found in Appendix A Subsection B.1.e of the Community Plan Update	N/A	N/A	County of San Luis Obispo Planning and Building			

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<p><i>production: 1:1</i></p> <ul style="list-style-type: none"> • <i>Agricultural forage production areas: 2:1</i> • <i>All other areas consisting of medium quality habitat associated with the Salinas River: 2:1</i> • <i>High quality habitat: 4:1</i> <p>The CPU shall also incorporate Figure 4.4-6.</p>							
<p>BIO-3(a) Riparian Setbacks. The County, or resource agencies if applicable, shall determine a minimum development setback (recommend a minimum of 25 feet), from any areas of willow-cottonwood riparian forest associated with the Salinas River and its tributaries within the Plan area. Larger setbacks could be determined by the County on a project by project basis, such as for occupied buildings, if deemed appropriate. Exception to riparian setbacks would be public projects of low impact such as development of proposed trails. The setback would be determined from the edge of riparian vegetation. The edge of riparian habitat should be delineated by a qualified biologist, and this delineated line should be included in site plans, before a grading permit is issued.</p>	<p>This policy can be found in Appendix A Subsection B.1.b of the Community Plan Update</p>	N/A	N/A	County of San Luis Obispo Planning and Building			
<p>BIO-3(b) Sensitive Communities Minimization. To the maximum extent feasible, trail development should be designed to avoid impacts to willow-cottonwood riparian forest. All areas that can be avoided shall be demarcated in the field with highly visible orange construction fencing wherever possible to protect this vegetation community that will not be impacted during construction. A County-approved botanist shall provide oversight during the installation of the fence and he or she or a designee (e.g., construction foreman) will return to the site once a week during the duration of</p>	<p>This policy can be found in Appendix A Subsection C.1.c of the Community Plan Update</p>	N/A	N/A	County of San Luis Obispo Planning and Building			
	<p>Review development plans indicating the location of sensitive</p>	<p>Prior to issuance of construction permits/approval</p>	Once	County of San Luis Obispo Planning and Building			

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construction activities to ensure that the fence remains intact.	communities						
	Inspect the site	Prior to initiation of ground disturbance activities	Once	County of San Luis Obispo Planning and Building			
BIO-3(c) Willow-cottonwood Riparian Forest Restoration and Monitoring. If trail development, notably the proposed Airport Loop Trail and Salinas River Trail, cannot avoid impacts to this vegetation community, a County-approved biologist shall prepare a Habitat Restoration Plan in accordance with the requirements described in Mitigation Measure BIO-1(e) of the CPU EIR. Compensatory mitigation ratios for this vegetation community shall be a minimum of 2:1 ratio (area restored/created/enhanced: area lost). Mitigation for loss of or trimming of trees shall be done according to the tree removal and trimming standards set forth by the County.	This policy can be found in Appendix A Subsection C.1.d of the Community Plan Update	N/A	N/A	County of San Luis Obispo Planning and Building			
	Review restoration plan and issuance of grading permits	Upon implementation of the program	Ongoing	County of San Luis Obispo Planning and Building			
BIO-4(a) Jurisdictional Delineation. If future trail development occurs within or adjacent to wetlands, drainages, riparian habitats, or other areas that may fall under the jurisdiction of the CDFW, USACE, and/or RWQCB, a County-approved biologist shall complete a jurisdictional delineation. The jurisdictional delineation shall determine the extent of the jurisdiction for each of these agencies and shall be conducted in accordance with the requirement set forth by each agency. The result shall be a preliminary jurisdictional delineation report that shall be submitted to the County, USACE, RWQCB, and CDFW, as appropriate, for review and approval.	This policy can be found in Appendix A Subsection C.1.e of the Community Plan Update	N/A	N/A	County of San Luis Obispo Planning and Building			
	Ensure that the jurisdictional delineation has been completed	Upon implementation of the program	Once	County of San Luis Obispo Planning and Building			

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BIO-4(b) Jurisdictional Waters and Wetlands Restored. Impacts to jurisdictional waters and wetlands shall be mitigated at a minimum ratio of 2:1 (area restored/created/enhanced: area lost), which is typically the standard for the USACE and RWQCB; but it should be noted that these agencies could request more mitigation during the permitting process. Furthermore, the CDFW mitigation ratios typically range between 3:1 and 5:1 for temporary and permanent impacts, respectively. Mitigation shall occur on-site or as close to the impacted habitat as possible. A mitigation and monitoring plan shall be developed by a County-approved biologist in accordance with the requirements described in BIO-1(e) of the CPU EIR.	This policy can be found in Appendix A Subsection C.1.f of the Community Plan Update	N/A	N/A	County of San Luis Obispo Planning and Building			
	Review mitigation and monitoring plan and issuance of grading permits/approval	Upon implementation of program	Ongoing	County of San Luis Obispo Planning and Building			
BIO-4(c) Construction Best Management Practices During Construction. The following best management practices shall be required for development within or adjacent to jurisdictional areas. <ul style="list-style-type: none"> • Access routes, staging, and construction areas shall be limited to the minimum area necessary to achieve the project goal and minimize impacts to other waters including locating access routes and construction areas outside of jurisdictional areas to the maximum extent feasible. • To control sedimentation during and after project implementation, appropriate erosion control materials shall be deployed to minimize adverse effects on jurisdictional areas in the vicinity of the project. • Project activities within the jurisdictional areas should occur during the dry season (typically between June 1 and November 1) in any given year to the extent 	This policy can be found in Appendix A Subsection B.3.d of the Community Plan Update	N/A	N/A	County of San Luis Obispo Planning and Building			

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<p>practicable, or as otherwise directed by the regulatory agencies.</p> <ul style="list-style-type: none"> • 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. • All project-generated debris, building materials, and rubbish shall be removed from jurisdictional areas and from areas where such materials could be washed into them. • Raw cement, concrete or washings thereof, asphalt, paint or other coating material, oil or other petroleum products, or any other substances which could be hazardous to aquatic species resulting from project-related activities, shall be prevented from contaminating the soil and/or entering jurisdictional areas. • All refueling, maintenance, and staging of equipment and vehicles shall occur at least 60 feet from bodies of water where possible, and in a location where a potential spill would not drain directly toward aquatic habitat (e.g., on a slope that drains away from the water source). Reduced distances shall be approved by the County. Prior to the onset of work activities, a plan must be in place for prompt and effective response to any accidental spills. All workers shall be informed of the importance of preventing spills and of the appropriate measures to take should an accidental spill occur. 							
<p>BIO-5 Lighting Design. The following Policy shall be added to Section 3-5.1 of the CPU:</p>	<p>This policy can be found in</p>	<p>N/A</p>	<p>N/A</p>	<p>County of San Luis Obispo</p>			

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Lighting installed as part of any project shall be designed to be minimally disruptive to wildlife. This may be accomplished through the use of hoods to direct light away from natural habitat, using low intensity lighting, and using a few lights as necessary to achieve the goals of the project.	Appendix A Subsection B.1.a. of the Community Plan Update			Planning and Building			
<p>BIO-6 Community Plan Resource Protection Policies. The following language shall be added to Policy 4-7 of the CPU: If it is determined that construction may impact trees protected by County, the applicant shall procure all necessary tree removal permits. Trees protected by the County include any existing trees within urban or village reserve lines with the exception of those stated in Section 22.56.020.A of the Land Use Ordinance. A tree protection plan shall be developed by a certified arborist as appropriate and in conformance with County standards regarding oak protection. The plan shall include, but would not be limited to, an inventory of trees to within the construction site, setbacks from trees and protective fencing, restrictions regarding grading and paving near trees, direction regarding pruning and digging within root zone of trees, and requirements for replacement and maintenance of trees. If protected trees will be removed, replacement tree plantings of like species in accordance with County standards. If a protected tree shall be encroached upon but not removed, a certified arborist shall be present to oversee all trimming of roots and branches.</p>	This policy can be found in the Community Plan Update on page 4-11 at Policy 4-7	N/A	N/A	County of San Luis Obispo Planning and Building			
CULTURAL RESOURCES							
<p>CR-1(a) Community Plan Resource Protection Policies. The following policies shall be added to the proposed Community Plan Update:</p> <ul style="list-style-type: none"> Where preservation is not feasible, the 	This policy can be found in Appendix A Subsection	Prior to Plan adoption	Once	County of San Luis Obispo Planning and Building			

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<p>significance of each resource shall be evaluated according to current professional standards and appropriate mitigation measures shall be implemented prior to County approval of any development. Mitigation may include, but not be limited to, data recovery and graphic documentation (photographs, drawings, etc.).</p> <ul style="list-style-type: none"> Alterations and/or the adaptive reuse of historical resources shall conform to the Secretary of the Interior's Standards. Prior to a project's approval, the County should confirm that a proposed project that contains a historical resource will conform to the Secretary of the Interior's Standards, or implement other feasible mitigation measures such that significant adverse impacts on historic resources will be reduced or avoided. 	B.2.a of the Community Plan Update						
<p>CR-1(b) Identifying Historic Resources and Buildings. At the time of application for discretionary land use permits, subdivisions, or construction or demolition permits that involve the demolition, substantial alteration, or relocation of buildings or structures that were identified in the Historic Resources Inventory prepared by San Buenaventura, the applicant shall retain a historian or architectural historian who meets the Secretary of Interior's Professional Qualifications Standards to document and evaluate the historical significance of the affected buildings or structures. This includes buildings or structures within the proposed URL that have a field verified date of construction of 1965 or earlier and an integrity score of (0) or (1), or previously unevaluated properties older than 45 years of age (identified in Appendix A, Tabular</p>	This policy can be found in Appendix A Subsection B.2.c of the Community Plan Update	N/A	N/A	County of San Luis Obispo Planning and Building			
	Review historical documentation	Prior to issuance of permits	Once	County of San Luis Obispo Planning and Building			
	Inspect site	During grading and prior to occupancy clearance	Periodically during grading and once prior to occupancy clearance	County of San Luis Obispo Planning and Building			

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Survey Results, contained in Appendix E of the CPU EIR). If such documentation and evaluation indicates that the building or structure qualifies as a significant historical resource, further documentation to reduce impacts on historical resources shall be provided, including but not limited to archival quality photographs, measured drawings, oral histories, interpretive signage, and/or other measures.							
<p>CR-2(a) Identify Archaeological Resources. At the time of application for land use permits or subdivisions that will involve any grading, trenching, or other ground disturbance within the 20-year growth boundary, the applicant shall retain a County qualified Registered Professional Archaeologist to complete a Phase 1 archaeological inventory of the project site. In addition to the surface survey, the inventory shall include sufficient background archival research and field sampling to determine whether subsurface prehistoric or historic remains may be present.</p> <p>Any prehistoric or historic archaeological remains so identified shall be evaluated for significance and eligibility to the CRHR. Phase 2 evaluation shall include any necessary archival research to identify significant historical associations as well as mapping of surface artifacts, collection of functionally or temporally diagnostic tools and debris, and excavation of a sample of the cultural deposit to characterize the nature of the sites, define the artifact and feature contents, determine horizontal boundaries and depth below surface, and retrieve representative samples of artifacts and other remains. Any excavation at Native American sites shall be monitored by a tribal</p>	This policy can be found in Appendix A Subsection B.2.d of the Community Plan Update	N/A	N/A	County of San Luis Obispo Planning and Development			
	Review required reports	Prior to issuance of grading permit	Once	County of San Luis Obispo Planning and Building			
	Inspect site	Throughout grading and construction	Periodically	County of San Luis Obispo Planning and Building			

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<p>representative. Cultural materials collected from the sites shall be processed and analyzed in the laboratory according to standard archaeological procedures. The age of the remains shall be determined using radiocarbon dating and other appropriate procedures; lithic artifacts, faunal remains, and other cultural materials shall be identified and analyzed according to current professional standards. The significance of the sites shall be evaluated according to the criteria of the CRHR. The results of the investigations shall be presented in a technical report following the standards of the California Office of Historic Preservation publication "Archaeological Resource Management Reports: Recommended Content and Format (1990 or latest edition)" (http://ohp.parks.ca.gov/pages/1054/files/armr.pdf).</p> <p>Upon completion of the work, all artifacts, other cultural remains, records, photographs, and other documentation shall be curated at the Repository for Archaeological and Ethnographic Collections of the University of California, Santa Barbara, or another facility approved by the Environmental Coordinator. All fieldwork, analysis, report production, and curation shall be fully funded by the applicant.</p> <p>If any of the resources meet CRHR significance standards, the County Environmental Coordinator shall ensure that all feasible requirements for mitigation of archaeological impacts are incorporated into the final design and any permits issued for development. Any necessary data recovery excavation shall be carried out by a County qualified Registered Professional Archaeologist according to a research design reviewed and approved by the County Environmental Coordinator prepared in advance of</p>							

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fieldwork and using appropriate archaeological field and laboratory methods consistent with the California Office of Historic Preservation Planning Bulletin 5 (1991), <i>Guidelines for Archaeological Research Design</i> , or the latest edition thereof.							
<p>CR-2(b) Preservation of Historic Resource Protection Implementing Programs. Development of sidewalks, drainage structures, parking facilities, or the installation of underground utilities in San Miguel shall be done in a manner that preserves the integrity of historical resources, as feasible. Plans for any such development shall be reviewed by the County Environmental Coordinator or a designated historical consultant. If necessary, Phase 1 archaeological or historical surveys and Phase 2 testing and evaluation shall be completed prior to development, following the same standards and guidelines as outlined under Mitigation Measure CR-1(c) above. Measures to avoid, reduce, or mitigate adverse impacts shall be incorporated into project design.</p> <p>New recreational sites (parks, trails, and related developments) shall be sited and designed to avoid impacts to archaeological and historical resources. Prior to final approval, proposed recreation sites should be surveyed and redesigned where necessary to avoid archaeological or historical resources, subject to final approval by the County Environmental Coordinator.</p>	This policy can be found in Appendix A Subsection B.2.b of the Community Plan Update	Prior to Plan adoption	Once	County of San Luis Obispo Planning and Building			
	Review any required reports	Prior to issuance of grading permits	Once	County Environmental Coordinator			
	Inspect site	Prior to project completion	Periodically	County of San Luis Obispo Planning and Building			
<p>CR-3 Paleontological Resource Construction Monitoring. Any excavations that exceed five feet in depth in areas with high paleontological sensitivity below five feet as mapped on Figure 4.5-4 of the CPU EIR shall be monitored on a full-time basis by a qualified paleontological monitor. Ground disturbing activity that does not exceed five</p>	This policy can be found in Appendix A Subsection B.2.e of the Community Plan Update	N/A	N/A	County of San Luis Obispo Planning and Building			

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<p>feet in depth in these areas shall not require paleontological monitoring. If no fossils are observed during the first 50 percent of excavations exceeding three feet in depth, or if the qualified paleontologists can determine that excavations are not disturbing Pleistocene or Pliocene aged sediments, then paleontological monitoring shall be reduced to weekly spot-checking under the discretion of the qualified paleontologist.</p> <p>a) Fossil Salvage. If fossils are discovered, the qualified paleontologist (or paleontological monitor) shall recover them. Typically fossils can be safely salvaged quickly by a single paleontologist and not disrupt construction activity. In some cases larger fossils (such as complete skeletons or large mammal fossils) require more extensive excavation and longer salvage periods. In this case the paleontologist shall have the authority to temporarily direct, divert or halt construction activity to ensure that the fossil(s) can be removed in a safe and timely manner. Once salvaged, fossils shall be identified to the lowest possible taxonomic level, prepared to a curation-ready condition and curated in a scientific institution with a permanent paleontological collection, along with all pertinent field notes, photos, data, and maps.</p>							
HAZARDS							
<p>HAZ-3 Soil Sampling and Remediation. Prior to issuance of any grading permits for urban development on the Indian Valley Road site (APN 027-420-017) or other areas historically used for</p>	<p>This policy can be found in Appendix A Subsection C.9 of the</p>	<p>Prior to Plan adoption</p>	<p>Once</p>	<p>County of San Luis Obispo Planning and Building</p>			

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<p>agriculture, a contaminated soil assessment shall be completed. Soil samples shall be collected under the supervision of a professional geologist or professional civil engineer to determine the presence or absence of contaminated soil in these areas. The sampling density shall be in accordance with guidance from San Luis Obispo County Environmental Health Services, so as to define the volume of soil that may require remediation. Laboratory analysis of soil samples shall be analyzed for the presence of organochlorine pesticides, in accordance with EPA Test Method SW8081A. If soil sampling indicates the presence of pesticides exceeding applicable environmental screening levels, the soil assessment shall identify the volume of contaminated soil to be excavated.</p> <p>If concentrations of contaminants warrant remediation, contaminated materials shall be remediated prior to grading and construction activities, and an ESA shall be prepared. Cleanup may include excavation, disposal, bio-remediation, or any other treatment of conditions subject to regulatory action. All necessary reports, regulations and permits shall be followed to achieve cleanup of the site. The contaminated materials shall be remediated under the supervision of an environmental consultant licensed to oversee such remediation and under the direction of the lead oversight agency. The remediation program shall also be approved by a regulatory oversight agency, such as the San Benito County Environmental Health Services, RWQCB, or the Department of Toxic Substances Control. All proper waste handling and disposal procedures shall be followed. Upon completion of the remediation, the environmental consultant shall prepare a report summarizing the project, the remediation approach</p>	Community Plan Update						
	Review results of preliminary soil tests	Prior to approval of any future grading permits for development	Once	County of San Luis Obispo Planning and Building			
	Implement remediation actions	Prior to grading and construction activities	Once	County of San Luis Obispo Planning and Building			
	Monitor grading activities	Throughout grading	Periodically	County of San Luis Obispo Planning and Building			

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implemented, and the analytical results after completion of the remediation, including all waste disposal or treatment manifests.							
HAZ-5 Preliminary Endangerment Assessment. Due to the cleanup status and the potential presence of unknown contaminants of concern associated with the San Miguel Rec Site and San Miguel War Housing Project cleanup sites, applicants for building plans or grading permits for development within 500 feet of these sites shall submit a Preliminary Endangerment Assessment (PEA) or equivalent evaluation to the County Planning Department for review and approval.. The evaluation shall include a determination of whether no further action, removal, remedial action, or further extensive investigation of the site is necessary.	This policy can be found in Appendix A Subsection C.10 of the Community Plan Update	N/A	N/A	County of San Luis Obispo Planning and Building			
	Review required reports	Prior to approval for projects within 500 feet of the San Miguel Rec Site and San Miguel War Housing Project cleanup sites	Once	County of San Luis Obispo Planning and Building			
	Monitor grading activities	Throughout grading	Ongoing	County of San Luis Obispo Planning and Building			
HYDROLOGY AND WATER QUALITY							
HWQ-2 Post Construction Stormwater Management Special Circumstances Program. The following language shall be added to Program 7-5 of the CPU: Any regulated project that cannot prepare a Stormwater Control Plan consistent with the requirements of Section 22.10.155 of the Land Use Ordinance, shall be addressed in a plan that incorporates an acceptable alternative compliance procedure as provided in Section 22.10.155.G. of the Land Use Ordinance and in Section B.6. of Attachment 1 to RWQCB Resolution No. R3-2013-0032. Approval by the Executive Director of the RWQCB shall be provided to the County Department of Planning and Building prior to the issuance of a building permit for any such regulated	This policy can be found in Appendix A Subsection A.9 of the Community Plan Update	N/A	N/A	County of San Luis Obispo Planning and Building			

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<p>project. In the event the San Miguel Drainage Plan is updated and implemented, and is approved by the Executive Director of the RWQCB as an acceptable watershed or regional drainage plan for purposes of post-construction stormwater management, then this mitigation measure will be fulfilled.</p> <p>Possible measures that may be components of an alternative compliance plan include an adjustment of up to 10 percent in the runoff retention standard that otherwise applies to post-construction stormwater management. Control of runoff through a specific offsite improvement may be acceptable in some projects. Use and justification of an alternate level of runoff control may be acceptable. The condition and flow characteristics of the receiving body of water, the Salinas River in this case, may influence the acceptability of an alternative compliance plan. Fulfilling objectives related to enhancing pedestrian-oriented and/or public transit-oriented development may also be a factor, although this would require approval of the San Miguel area as an "Urban Sustainability Area" prior to such consideration. This list is not exhaustive, since the RWQCB alternative compliance provisions also allow for "Other situations as approved by the Central Coast Water Board Executive Officer (RWQCB Resolution No. R3-2013-0032, Attachment 1, Section C.4)</p>							
NOISE							
<p>N-1 Noise and Vibration Reduction Plan. Projects that involve grading, demolition, and/or construction on lots adjacent to occupied residential structures shall implement the following applicable performance standards to ensure that sensitive receptors are not adversely impacted by</p>	<p>This policy can be found in Appendix A Subsection B.3.e(1-3) of the Community Plan</p>	<p>N/A</p>	<p>N/A</p>	<p>County of San Luis Obispo Planning and Building</p>			

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construction related noise: a) Notify existing residences within 1,000 feet of the site boundary concerning the construction schedule; b) Shield especially loud pieces of stationary construction equipment; c) Locate portable generators, air compressors, etc. away from sensitive noise receptors; d) Limit grouping major pieces of equipment operating in one area to the greatest extent feasible; and e) Use newer equipment that is quieter and ensure that all equipment items have the manufacturers' recommended noise abatement measures, such as mufflers, engine covers, and engine vibration isolators intact and operational. Internal combustion engines used for any purpose on or related to the job shall be equipped with a muffler or baffle of a type recommended by the manufacturer.	Update						
N-2 Noise Study. Where new development would be located adjacent to existing residential uses, a site specific noise study should be conducted to demonstrate compliance with the County noise standards in the Land Use Ordinance (Section 22.10.120). For the purpose of this measure, "adjacent" is assumed to include properties immediately bordering the existing use where the existing structures are within 50 feet of the project site. This study shall determine the area of impact and present appropriate mitigation measures. The mitigation measures required as a result of the noise study may include: <ul style="list-style-type: none"> • For new commercial uses, require the placement of loading and unloading areas 	This policy can be found in Appendix A Subsection B.4 of the Community Plan Update	N/A	N/A	County of San Luis Obispo Planning and Building			

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<p>so that buildings shield nearby residential land uses from noise generated by loading dock and delivery activities or such that there is an open space separation large enough to attenuate noise levels below the threshold.</p> <ul style="list-style-type: none"> • Require the placement of all commercial HVAC machinery within mechanical equipment rooms wherever feasible. If such mechanical equipment is to be outdoors and would expose adjacent residences to equipment noise, provide a noise study to confirm that standards applicable to stationary noise sources in the County Noise Element and Land Use Ordinance will be met. 							
RECREATION							
<p>REC-1 Plan for parkland dedication in areas where the Urban Reserve Line is expanded. The Community Plan Update shall include a policy that applies to expansions of the Urban Reserve Line that requires identification of useable open space for parkland purposes, within areas where the URL is expanded. The policy should use substantially similar language to that which follows:</p> <p><i>Identify suitable land for community and neighborhood parkland when the Urban Reserve Line is expanded to allow for intensification of land use evelopment.</i></p>	<p>This policy can be found in Appendix A Subsection A.10 of the Community Plan Update</p>	<p>N/A</p>	<p>N/A</p>	<p>County of San Luis Obispo Planning and Building</p>			