



## **12.0 Mitigation Monitoring Program**



## **12.0 MITIGATION MONITORING PROGRAM**

Section 2.0 of this EIR identifies the mitigation measures that would be implemented to avoid or lessen the impacts associated with the Project. The California Environment Quality Act (CEQA) was amended in 1989 to add Section 21081.6, which requires a public agency to adopt a monitoring or reporting program for assessing and ensuring compliance with any required mitigation measures applied to proposed development. As stated in Section 21081.6 of the Public Resources Code,

*“ . . . the public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.”*

Section 21081.6 provides general guidelines for implementing mitigation monitoring programs and indicates that specific reporting and/or monitoring requirements, to be enforced during project implementation, shall be defined prior to final certification of the EIR.

The mitigation monitoring table below lists mitigation measures which correspond to those outlined in Section 2.0 (Executive Summary) and discussed in Section 5.0 (Environmental Analysis). To ensure that the mitigation measures are properly implemented, a monitoring program has been devised that specifies the timing and responsibility of monitoring each measure. The CCSD will have the responsibility of implementing and monitoring the reporting and implementation of the mitigation measures.



MITIGATION MONITORING AND REPORTING PROGRAM						
Mitigation Measure	Party Responsible for Mitigation	Monitoring Action/Timing	Enforcing, Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
<b>LAND USE AND PLANNING</b>						
LU-1	<p>The CCSD shall comply with the County, State, and Federal requirements. Compliance with the following North Coast Area Plan Standards shall be required:</p> <p><b>Cambria Urban Area</b>  <u>Community Wide (CW):</u>            CW-3 (Limitation on Residential Construction)            CW-4 (Limitation on Development)            CW-5 (Desalinization Plants)            CW-6 (New Residential Land Divisions)            CW-8 (Cambria Community Services District Review)            CW-15 (Shoreline Development)            CW-16 (Santa Rosa Creek Frontage)            CW-18 (Fiscalini Ranch)            CW-19 (Cambria Commercial Design Plan Included by Reference)            CW-20 (Commercial Districts)            CW-21 (East-Village Area)            CW-22 (Mid-Village Area)            CW-23 (West-Village Area)            CW-24 (Access Limitation)            CW-25 (Setbacks – Main Street at Pineknolls Drive)</p> <p><u>Category Specific (CS):</u>            The CS Standards that are specific to each land use category; refer to Chapter 7 (Planning Area Standards) of the NCAP.</p> <p><b>Rural Area Standards</b>  <u>Combining Designations (CD):</u>            CD-10 (Site Planning – Development Plan Projects)            CD-11 (Site Design)</p>	CCSD	Individual Project Components	Applicable local, State, and Federal Agencies		



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<p><u>Areawide (AW):</u>            AW-7 (Building Height)            AW-8 (Determination of minimum Lot Size and Density of Projects)</p> <p><u>Category Specific (CS):</u>            CS(REC)-1 (Permit Requirement)            CS(REC)-6 (Setbacks – Coastal)            The CS Standards that are specific to each land use category; refer to Chapter 7 (Planning Area Standards) of the NCAP.</p>							
LU-2	The CCSD shall comply with the regulatory requirements of the Coastal Zone Land Use Ordinance (Title 23), including the site design, site development, operational, combining designation, and special use standards.	CCSD	Individual Project Components	County of San Luis Obispo			
LU-3	The CCSD shall obtain a Coastal Development Permit from the California Coastal Commission, pursuant to the provisions of Section 23.03.040(Z) (Coastal Commission Approval Required) for the proposed subterranean seawater intake and seawater concentrate return systems, and associated pipelines that are within the Coastal Commission's original permit jurisdiction.	CCSD	Desalination Project	California Coastal Commission			
<b>AESTHETICS/LIGHT AND GLARE</b>							
AES-1	Construction materials and equipment staging areas shall be located away from existing residential uses and, when feasible, appropriate screening (i.e., temporary fencing with opaque material) shall be used to buffer views of the construction site.	CCSD	Individual Project Components	CCSD			



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AES-2	Temporary construction-related security lighting shall be arranged such that direct rays do not shine on or produce glare for adjacent street traffic and residential uses. The light fixtures specified for the Project design shall comply with the standard of the Illuminating Engineering Society for full cutoff capability.	CCSD	Individual Project Components	CCSD		
AES-3	The CCSD shall comply with San Luis Obispo County policies and standards that mitigate construction-related visual impacts, including North Coast Area Plan Standard CW-12 (Landscaping).	CCSD	Individual Project Components	County of San Luis Obispo		
AES-4	<p>The CCSD shall comply with San Luis Obispo County policies and standards that mitigate impacts to the visual character. Compliance with Coastal Plan Policies 2 and 6, and the following North Coast Area Plan Standards shall be required:</p> <p><b>Cambria Urban Area</b>  <u>Community Wide (CW):</u>            CW-12 (Landscaping)            CW-15 (Shoreline Development)            CW-17 (Site and Project Design Development Within View of Highway One)</p> <p><u>Category Specific (CS):</u>            The CS Standards that are specific to each land use category; refer to Chapter 7 (Planning Area Standards) of the NCAP.</p> <p><b>Rural Area Standards</b>  <u>Areawide (AW):</u>            AW-5 (Application Contents - Land Divisions)            AW-6 (Site Selection)</p>	CCSD	Individual Project Components	County of San Luis Obispo		



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	<u>Category Specific (CS):</u> The CS Standards that are specific to each land use category; refer to Chapter 7 (Planning Area Standards) of the NCAP.					
AES-5	Pursuant to Coastal Zone Land Use Ordinance Section 23.04.320 (Outdoor Lights), the CCSD shall comply with lighting standards for all outdoor night-lighting sources regarding: <ul style="list-style-type: none"> <li>◆ Illumination;</li> <li>◆ Light directed onto lot;</li> <li>◆ Minimization of light intensity;</li> <li>◆ Light sources to be shielded;</li> <li>◆ Ground illuminating lights;</li> <li>◆ Elevated feature illumination;</li> <li>◆ Height of light fixtures; and</li> <li>◆ Street lighting.</li> </ul>	CCSD	Individual Project Components	County of San Luis Obispo		
AES-6	Compliance with North Coast Area Plan Standard CW-13 (Exterior Lighting) and relevant CS Standards shall be required.	CCSD	Individual Project Components	County of San Luis Obispo		
<b>TRAFFIC AND CIRCULATION</b>						
TC-1	The CCSD shall comply with San Luis Obispo County and State regulatory policies and requirements. Compliance with County Code Section 13.08.070 (Safety Requirements) and Section 15.610.020 (Notice to Public of Temporary Restriction of Use of or Temporary Closing of Highway) shall be required.	CCSD	Individual Project Components	County of San Luis Obispo and State Agencies		
<b>AIR QUALITY</b>						
AQ-1	The CCSD shall implement the following Best Available Control Technology (CBACT) for diesel-fueled construction equipment, where feasible:	CCSD	Individual Project Components	CCSD/APCD		



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<ul style="list-style-type: none"> <li>◆ Maintain all construction equipment in proper tune according to manufacturer's specifications.</li> <li>◆ Fuel all off-road and portable diesel powered equipment, including but not limited to bulldozers, graders, cranes, loaders, scrapers, backhoes, generator sets, compressors, auxiliary power units, with CARB certified motor vehicle diesel fuel (non-taxed version suitable for use off-road).</li> <li>◆ Maximize to the extent feasible, the use of diesel construction equipment meeting the CARB's 1996 or newer certification standard for off-road heavy-duty diesel engines.</li> <li>◆ Install diesel oxidation catalysts (DOC), catalyzed diesel particulate filters (CDPF) or other District approved emission reduction retrofit devices (the number of catalysts or filters required and the equipment on which they should be installed shall be determined in consultation with APCD).</li> <li>◆ Electrify equipment where feasible.</li> <li>◆ Develop and implement a Diesel Emission Control Plan (DECP) that describes the diesel emission controls to be used during construction and specifies the use of DOCs and CDPFs, in consultation with APCD prior to the start of construction.</li> <li>◆ Substitute gasoline powered for diesel-powered equipment, where feasible.</li> </ul>						



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<ul style="list-style-type: none"> <li>◆ Use alternatively fueled construction equipment on-site where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane, or biodiesel.</li> <li>◆ Use equipment that has Caterpillar pre-chamber diesel engines.</li> </ul>						
<p>AQ-2 The CCSD shall implement the following Dust Control Measures during construction, where feasible:</p> <ul style="list-style-type: none"> <li>◆ Construction truck trips shall be scheduled, to the extent feasible, to occur during non-peak hours.</li> <li>◆ The amount of disturbed area shall be minimized and on-site vehicle speeds shall be reduced to 15 mph or less.</li> <li>◆ Water trucks or sprinkler systems shall be used in sufficient quantities during construction to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used.</li> <li>◆ If stockpiling of fill material is involved, soil that is stockpiled for more than two days shall be covered, kept moist, or treated with soil binders daily to prevent dust generation.</li> <li>◆ 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 top of load and top of trailer).</li> </ul>	CCSD	Individual Project Components	CCSD/APCD			





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<ul style="list-style-type: none"> <li>◆ Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site.</li> <li>◆ 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.</li> <li>◆ Future construction projects subject to the <i>California Environmental Quality Act</i> (CEQA) shall address potential diesel particulate matter toxic impacts related to construction activity.</li> </ul>							
AQ-3	Short-term construction emissions for the proposed desalination system shall be modeled utilizing the most recent URBEMIS or CARB approved model, to determine whether construction emissions would exceed APCD thresholds of 2.5 tons per quarter of ROG, NO <sub>x</sub> , and PM <sub>10</sub> emissions. If emissions exceed the above noted thresholds, mitigation measures shall be required to reduce the emission levels.	CCSD	Individual Project Components	CCSD/APCD			
AQ-4	The CCSD shall comply with Rule 417 (Control of Fugitive Emissions of Volatile Organic Compounds) regarding requirements for leak rates, and inspection and maintenance programs, and Rule 431 (Stationary Internal Combustion Engines) regarding limitations on NO <sub>x</sub> and CO emissions from stationary internal combustion engines.	CCSD	Individual Project Components	CCSD/APCD			
AQ-5	Long-term operational emissions for the proposed desalination system shall be modeled utilizing the most recent URBEMIS computer model or CARB approved model, to determine whether operational emissions would exceed APCD thresholds. If the seawater desalination facility emissions of ROG, NO <sub>x</sub> , SO <sub>2</sub> , and PM <sub>10</sub> are less than 10	CCSD	Individual Project Components	CCSD/APCD			



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	pounds per day (lbs/day) and CO emissions are less than 50 lbs/day, impacts shall be considered less than significant and no mitigation measures would be required. If emissions of any of ROG, NO <sub>x</sub> , SO <sub>2</sub> , or PM <sub>10</sub> were estimated at 10 to 24 lbs/day, Tier 1 mitigation measures shall be required. If emissions of ROG, NO <sub>x</sub> , SO <sub>2</sub> , or PM <sub>10</sub> cannot be reduced to less than 25 lbs/day or CO emissions cannot be reduced to less than 550 lbs/day, Tier 2 and Tier 3 mitigation measures would be required. If CO emissions exceeded 550 lbs/day, CO concentrations shall be modeled to determine whether or not the Project would cause an exceedance of the Federal or State standard.					
AQ-6	If the seawater desalination plant has the potential to emit toxic or hazardous air pollutants, the CCSD shall prepare a risk assessment to determine the potential level of risk associated with plant operations. Pursuant to the requirements of California Health and Safety Code Section 42301.6 (AB 3205) and Public Resources Code Section 21151.8, subd. (a)(2), if the Project site is located within 1,000 feet of a school, it shall be referred to the District for review.	CCSD	Desalination Project	CCSD/APCD		
AQ-7	If electricity for the seawater desalination plant is not purchased from the power grid, further air quality analysis shall be conducted for on-site engines or pumps that are natural gas or diesel fired.	CCSD	Desalination Project	CCSD/APCD		
AQ-8	To meet the GHG reduction goals of Executive Order S-1-07, the project level EIR/EIS for the desalination project shall include an analysis on the use of renewable power sources to offset electrical demands.	CCSD	Desalination Project	CCSD/APCD		



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<b>NOISE</b>						
NOI-1	Construction activities shall comply with San Luis Obispo County Code Section 23.06.042 (Exceptions to Noise Standards), which prohibits construction activities before 7:00 AM or after 9:00 PM any day except Saturday or Sunday, or before 8:00 AM or after 5:00 PM on Saturday or Sunday.	CCSD	Individual Project Components	CCSD/County of San Luis Obispo		
NOI-2	The contractor shall site all stationary noise-generating construction equipment, as far as possible from nearby noise-sensitive receptors. Where feasible, noise-generating construction equipment shall be shielded from nearby noise-sensitive receptors by noise-attenuating buffers. Stationary noise sources located within 1,000 feet of noise-sensitive receptors shall be equipped with noise reducing engine housings. Portable acoustic barriers shall be placed around noise-generating equipment that is located less than 200 feet from noise sensitive receptors.	CCSD	Individual Project Components	CCSD/County of San Luis Obispo		
NOI-3	The contractor shall provide sound control devices on construction equipment powered by gasoline or diesel engines, which are at least as effective as those provided by the original equipment manufacturer (OEM). No equipment shall be permitted to have an un-muffled exhaust.	CCSD	Individual Project Components	CCSD/County of San Luis Obispo		
NOI-4	Noise-generating mobile equipment and machinery shall be turned-off when not in use.	CCSD	Individual Project Components	CCSD/County of San Luis Obispo		
NOI-5	Residences within 1,000 feet of a construction area shall be notified of the construction schedule in writing, prior to construction. The contractor shall designate a noise disturbance coordinator who shall be responsible for responding to complaints regarding construction noise. The coordinator shall determine the cause of the complaint and ensure that reasonable measures are implemented to correct the problem. A contact number for the noise disturbance	CCSD	Individual Project Components	CCSD/County of San Luis Obispo		



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	coordinator shall be conspicuously placed on construction site fences and written into the construction notification schedule sent to nearby residences.					
NOI-6	<p>The following measures shall be implemented for all drilling activities associated with the proposed seawater desalination system:</p> <ul style="list-style-type: none"> <li>◆ During construction, noise blankets shall be used to fully enclose equipment associated with tunneling, if habitable structures or businesses are located within 500 feet of the construction site.</li> <li>◆ The equipment engine shall be covered and the contractor shall ensure that mufflers are in good working condition.</li> </ul>	CCSD	Individual Project Components	CCSD/County of San Luis Obispo		
NOI-7	Future water facilities shall be subject to compliance with San Luis Obispo County Code Sections 23.06.044 through 23.06.050, which establish standards for acceptable exterior and interior noise levels and describe how noise is to be measured.	CCSD	Individual Project Components	CCSD/County of San Luis Obispo		
NOI-8	Pump stations located within 500 feet of sensitive receptors (i.e., residential homes, schools, or hospitals) shall be designed to not exceed the 50 dBA at the sensitive receptor property line, per San Luis Obispo County noise standards. (Note that these noise limitations are for steady-state, base load operations, and exclude startups, shutdowns, and off-normal or emergency conditions.)	CCSD	Individual Project Components	CCSD/County of San Luis Obispo		
NOI-9	Prior to development permit approval, a subsequent noise assessment shall be prepared that evaluates the exterior noise impacts from the pump stations proposed within 500 feet of sensitive receptors. Said assessment shall demonstrate that adequate noise mitigation is provided to	CCSD	Individual Project Components	CCSD/County of San Luis Obispo		



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<p>ensure that San Luis Obispo County standards are met, based on the actual pad elevations, and building and pump designs. The following noise attenuation features shall be implemented, as needed:</p> <ul style="list-style-type: none"> <li>◆ Enclosing the pump within a concrete and masonry building that is fully grouted, with appropriate wall thickness.</li> <li>◆ Installing sound attenuating panel insulation on the roof.</li> <li>◆ Providing a ventilation system designed to mitigate the noise from normal pump operation.</li> <li>◆ To the extent possible, the pump stations shall be oriented away from the nearest noise sensitive receptor.</li> </ul>							
NOI-10	To the extent possible, mechanical equipment and other seawater processing equipment shall be oriented away from the nearest noise sensitive receptor or be installed with a noise shield around the equipment to provide the proper acoustical shielding.	CCSD	Individual Project Components	CCSD/County of San Luis Obispo			
NOI-11	Prior to issuance of any grading permit for the seawater desalination plant, an acoustical analysis report and appropriate plans shall be prepared, describing the plant's stationary noise generation potential and noise mitigation measures (such as the installation of double walls, sound absorbing materials, acoustic barriers, sound control curtains, and sound baffles) to ensure that stationary noise equipment levels do not exceed San Luis Obispo County's noise standard of 50 dBA, at the nearest sensitive receptor property line.	CCSD	Individual Project Components	CCSD/County of San Luis Obispo			



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<b>BIOLOGICAL RESOURCES</b>						
BIO-1	If construction activities occur during the breeding season for migratory birds (typically considered to be March 15 through August 15), then a nesting bird survey shall be conducted prior to construction.	CCSD	Individual Project Components	Applicable local, State, and Federal Agencies		
BIO-2	Although physical disturbance of nesting areas of Special Status Species is not anticipated during nesting seasons, if construction during the nesting season cannot be avoided and special status species are found to occur within 500 feet of the construction boundary, sound barriers shall be required to reduce noise levels generated during construction to acceptable levels (less than 60 dBA). Monitoring of noise levels during Project construction shall be required.	CCSD	Individual Project Components	Applicable local, State, and Federal Agencies		
BIO-3	The conceptual pipeline layouts shall be refined to further avoid potential impacts to the wildlife corridors by limiting their installation to previously disturbed and existing paved street areas, wherever feasible. The piping layouts shall also incorporate trenchless construction technology to further limit potential impacts to corridors, wherever feasible.	CCSD	Individual Project Components	Applicable local, State, and Federal Agencies		
BIO-4	Any graded areas within or immediately adjacent to riparian areas shall be landscaped, as soon after construction as feasible, with appropriate native species. Grading and construction activities shall be carried out in such a manner that sediments and debris do not enter the local creeks.	CCSD	Individual Project Components	Applicable local, State, and Federal Agencies		
BIO-5	Compliance with the following North Coast Area Plan Standards shall be required:  <b><i>Cambria Urban Area</i></b> <u>Public Service Program:</u> Program 11 (Water Master Plan for Cambria)	CCSD	Individual Project Components	County of San Luis Obispo		



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<p><u>Combining Designations (CD):</u>            CD-1 (Monterey Pine Forest Habitat (SRA) (TH) – Purpose)            CD-3 (Santa Rosa Creek (FH))</p> <p><u>Community Wide (CW):</u>            CW-1 (Marine Habitat Protection - Projects with Point-Source Discharges)            CW-4 (Limitation on Development)            CW-10 (Site Review)            CW-12 (Landscaping)</p> <p><u>Category Specific (CS):</u>            The CS Standards that are specific to each land use category; refer to Chapter 7 (Planning Area Standards) of the NCAP.</p> <p><b>Rural Area</b></p> <p><u>Combining Designations (CD):</u>            CD-10 (SRA) (Site Planning - Development Plan Projects)            CD-11 (SRA) (Site Design)            CD-13 (Monterey Pine Forest SRA) Clustering)            CD-14 (Monterey Pine Forest SRA) Tree Preservation)</p> <p><u>Category Specific (CS):</u>            The CS Standards that are specific to each land use category; refer to Chapter 7 (Planning Area Standards) of the NCAP.</p>							
BIO-6	Prior to construction, a biologist shall determine whether the American badger is present on the seawater desalination plant construction site. If an active burrow is found within the construction zone, in coordination with the California Department of Fish and Game, the burrow shall be excavated by hand during grading activities to ensure that no American badgers are buried or otherwise harmed by construction	CCSD	Desalination Project	California Department of Fish and Game			



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	equipment. If an American badger is found, it shall be allowed to escape to other tunnels it is likely to have outside the disturbance area.					
BIO-7	Prior to construction, a qualified wildlife biologist shall search the seawater desalination plant site and construction area for red-legged frogs and southwestern pond turtles to confirm that no individuals of these species occur on the site. If any individuals of these species are found, they shall be relocated to nearby habitat.	CCSD	Desalination Project	Applicable local, State, and Federal Agencies		
BIO-8	If compact cobwebby thistle is removed as a result of the proposed Project, the species shall be reestablished, in accordance with standard mitigation measures to be determined by a qualified botanist, in coordination with the CCSD and San Luis Obispo County, which is to include revegetation sites and ratios.	CCSD	Individual Project Components	CCSD/County of San Luis Obispo		
BIO-9	Compliance with provisions of Coastal Zone Land Use Ordinance Section 23.07.170 (Environmentally Sensitive Habitats) is required. Such provisions apply to development proposed within or adjacent to (within 100 feet of the boundary of) an environmentally sensitive habitat as defined by Chapter 23.11 of the coastal Zone Land Use Ordinance, and as mapped by the Land Use Element Combining Designation Maps. Refer also to Mitigation Measures BIO-1 through BIO-8.	CCSD	Individual Project Components	CCSD/County of San Luis Obispo		
BIO-10	Water Master Plan improvements shall incorporate compensatory mitigation for the loss of wetland or riparian function and values in compliance with the applicable regulatory programs, if necessary. Mitigation shall take one or more of the following forms: (1) avoidance or minimization of impacts; (2) compensation in the form of habitat creation; or (3) compensation through participation in a mitigation bank.	CCSD	Individual Project Components	Applicable local, State, and Federal Agencies		





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	The first type of mitigation (avoidance or minimization of impacts) is preferred by the agencies and shall be investigated to the maximum extent possible. For any future WMP projects that impact riparian vegetation, it is preferred by the agencies that compensation through the creation of habitat be performed on-site and in kind (i.e., riparian woodland for riparian woodland; sandy bottom for sandy bottom). At the minimum, mitigation for jurisdictional impacts shall be at a 1:1 ratio; however, the exact requirements of any special permit conditions established for future projects shall be dictated by regulatory agencies, primarily the U.S. Army Corps of Engineers or the California Department of Fish and Game, following review of the formally submitted project application.					
BIO-11	Compliance with Coastal Zone Land Use Ordinance Section 23.07.172 (Wetlands) is required. Development proposed within or adjacent to (within one hundred feet of the upland extent of) a wetland area shown on the environmentally sensitive habitat maps shall satisfy the requirements of Section 23.07.172 to enable issuance of a land use or construction permit.  Refer also Mitigation Measures BIO-1 through BIO-9.	CCSD	Individual Project Components	County of San Luis Obispo		
BIO-12	The conceptual pipeline layouts illustrated on Exhibit 3-2 (Preliminary Seawater Desalination Facilities) shall be refined to further avoid potential impacts by limiting their installation to previously disturbed and existing paved street areas, wherever feasible. The piping layouts shall also incorporate trenchless construction technology to further limit potential impacts to the wildlife corridors, wherever feasible.  Refer also to Mitigation Measures BIO-1 through BIO-11.	CCSD	Desalination Project	CCSD		



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<b>CULTURAL RESOURCES</b>						
CUL-1	The CCSD shall comply with Coastal Zone Land Use Ordinance Sections 22.07.102, 22.10.040, and 23.05.036, and CZLUE archaeological policies, which pertain to permitting requirements for construction activities within a historic site combining designation or when cultural resources are discovered.	CCSD	Individual Project Components	County of San Luis Obispo		
CUL-2	Compliance with the following North Coast Area Plan Standards shall be required:  <b><i>Cambria Urban Area</i></b> <u>Combining Designations (CD):</u> CD-4 (Historical Preservation (H))  <u>Community Wide (CW):</u> CW-14 (Archaeological Resource Protection)  <u>Category Specific (CS):</u> The CS Standards that are specific to each land use category; refer to Chapter 7 (Planning Area Standards) of the NCAP.  <b><i>Rural Area Standards</i></b> <u>Category Specific (CS):</u> The CS Standards that are specific to each land use category; refer to Chapter 7 (Planning Area Standards) of the NCAP.	CCSD	Individual Project Components	County of San Luis Obispo		
CUL-3	The CCSD shall comply with Section 7050.5 of the California Health and Safety Code and Section 5097.98 of the California Public Resources Code, which detail the appropriate actions necessary in the event human remains are encountered, impacts in this regard would be considered less than significant.	CCSD	Individual Project Components	Applicable local and State Agencies		



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<b>GEOLOGY AND SOILS</b>						
GEO-1	The CCSD shall comply with San Luis Obispo County's Building and Construction Ordinance (Title 19) regarding site preparation, construction activities, quality of materials, occupancy classifications, and the location and maintenance of buildings and structures. All future water facility improvements shall also comply and Coastal Zone Land Use Ordinance Section 23.07.080, requiring preparation of a geotechnical study for projects within a Geology Study Area.	CCSD	Individual Project Components	County of San Luis Obispo		
GEO-2	Compliance with the following North Coast Area Plan Standards shall be required:  <b><i>Cambria Urban Area</i></b> <u>Community Wide (CW):</u> CW-15 (Shoreline Development)  <u>Category Specific (CS):</u> The CS Standards that are specific to each land use category; refer to Chapter 7 (Planning Area Standards) of the NCAP.  <b><i>Rural Area Standards</i></b> <u>Category Specific (CS):</u> The CS Standards that are specific to each land use category; refer to Chapter 7 (Planning Area Standards) of the NCAP.	CCSD	Individual Project Components	County of San Luis Obispo		
GEO-3	The CCSD shall comply with the NPDES regulatory requirements, and San Luis Obispo County's SWPPP (including implementation of BMPs) and Coastal Zone Land Use Ordinance Sections 23.05.022 through 23.05.039, which establish standards for grading and excavation activities to minimize hazards to life and property, protect against erosion	CCSD	Individual Project Components	County of San Luis Obispo		



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	and the sedimentation of watercourses, and protect the safety, use, and stability of public rights-of-way and drainage channels. All future water facility improvements shall also comply with Coastal Zone Land Use Ordinance Sections 23.07.160 et. seq., which establish additional standards for grading within a sensitive resource area.					
GEO-4	Pursuant to Code Section 23.04.118 (All Blufftop Setbacks), new development or expansion of existing uses proposed to be located adjacent to a beach or coastal bluff shall be located in accordance with the setbacks provided by this section.	CCSD	Individual Project Components	County of San Luis Obispo		
GEO-5	<p>Compliance with the following North Coast Area Plan Standards shall be required:</p> <p><b><i>Cambria Urban Area</i></b>  <u>Community Wide (CW):</u>            CW-11 (Erosion Control)            CW-15 (Shoreline Development)</p> <p><u>Category Specific (CS):</u>            The CS Standards that are specific to each land use category; refer to Chapter 7 (Planning Area Standards) of the NCAP.</p> <p><b><i>Rural Area Standards</i></b>  <u>Category Specific (CS):</u>            The CS Standards that are specific to each land use category; refer to Chapter 7 (Planning Area Standards) of the NCAP.</p>	CCSD	Individual Project Components	County of San Luis Obispo		



MITIGATION MONITORING AND REPORTING PROGRAM						
Mitigation Measure	Party Responsible for Mitigation	Monitoring Action/Timing	Enforcing, Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
<b>HYDROLOGY AND WATER QUALITY</b>						
HYD-1	The CCSD shall comply with the relevant Federal, State, and San Luis Obispo County guidelines and standards, including the NPDES regulatory requirements and implementation of BMPs, the County's SWPPP, and the Coastal Zone Land Use Ordinance (Sections 23.05.022 through 23.05.039 regarding grading and excavation activities, Section 23.07.160 regarding grading within a sensitive resource area, and Section 23.05.036 regarding sedimentation and erosion control).	CCSD	Individual Project Components	Applicable local, State, and Federal Agencies		
HYD-2	<p>Compliance with the following North Coast Area Plan Standards shall be required:</p> <p><b>Cambria Urban Area</b>  <u>Community Wide (CW):</u>            CW-1 (Marine Habitat Protection - Projects with Point-Source Discharges)            CW-11 (Erosion Control)            CW-15 (Shoreline Development)</p> <p><u>Category Specific (CS):</u>            The CS Standards that are specific to each land use category; refer to Chapter 7 (Planning Area Standards) of the NCAP.</p> <p><b>Rural Area Standards</b>  <u>Category Specific (CS):</u>            The CS Standards that are specific to each land use category; refer to Chapter 7 (Planning Area Standards) of the NCAP.</p>	CCSD	Individual Project Components	County of San Luis Obispo		



MITIGATION MONITORING AND REPORTING PROGRAM							
Mitigation Measure	Party Responsible for Mitigation	Monitoring Action/Timing	Enforcing, Monitoring Agency	Verification of Compliance			
				Initials	Date	Remarks	
HYD-3	Unless exempted by San Luis Obispo County Engineer, all proposed Water Master Plan components shall prepare a drainage plan that provides protection from storm water runoff. The CCSD shall also comply with the Federal, State, and County guidelines and standards, including the NPDES regulatory requirements and implementation of BMPs, the County's SWPPP, and Coastal Zone Land Use Ordinance (Sections 23.05.022 through 23.05.039 regarding grading and excavation activities, Section 23.07.160 regarding grading within a sensitive resource area, Section 23.05.036 regarding sedimentation and erosion control, and Sections 23.05.040 through 23.05.050 regarding drainage plans).	CCSD	Individual Project Components	County of San Luis Obispo			
HYD-4	<p>Compliance with the following North Coast Area Plan Standards shall be required:</p> <p><b>Cambria Urban Area</b>  <u>Combining Designations (CD):</u>            CW-2 (Flood Hazard (FH))            CW-3 (Santa Rosa Creek (FH))</p> <p><u>Community Wide (CW):</u>            CW-15 (Shoreline Development)</p> <p><u>Category Specific (CS):</u>            The CS Standards that are specific to each land use category; refer to Chapter 7 (Planning Area Standards) of the NCAP.</p> <p><b>Rural Area Standards</b>  <u>Category Specific (CS):</u>            The CS Standards that are specific to each land use category; refer to Chapter 7 (Planning Area Standards) of the NCAP.</p>	CCSD	Individual Project Components	County of San Luis Obispo			



MITIGATION MONITORING AND REPORTING PROGRAM						
Mitigation Measure	Party Responsible for Mitigation	Monitoring Action/Timing	Enforcing, Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
Refer also to Mitigation Measure HYD-1 and HYD-2.						
<b>PUBLIC HEALTH AND SAFETY</b>						
PHS-1	Prior to implementation of the proposed Water Master Plan improvements, qualified personnel shall conduct, as needed, a formal Phase I Environmental Site Assessment following the most recent Standards of the American Society for Testing and Materials.	CCSD	Individual Project Components	CCSD		
PHS-2	Plant operations at the existing WWTP and the proposed seawater desalination plant shall be subject to San Luis Obispo County EHD regulations regarding storage and reporting of hazardous materials, pursuant to State and Federal requirements. The CCSD shall comply with relevant County, State, and Federal regulatory requirements regarding hazardous materials.	CCSD	Desalination Project	County of San Luis Obispo		
PHS-3	The CCSD shall comply with relevant Federal, State, and San Luis Obispo County regulatory requirements regarding the use of recycled water, including California Water Code (Division 7) and California Administrative Code (Titles 17 and 22) regarding production, discharge, distribution, and use of recycled water.	CCSD	Individual Project Components	Applicable local, State, and Federal Agencies		
PHS-4	To prevent closure of Highway 1, piping shall be bored and jacked under the Highway, wherever feasible.	CCSD	Individual Project Components	CCSD, Caltrans		
PHS-5	The CCSD shall comply with San Luis Obispo County Code requirements, including Code Section 13.08.070 (Safety Requirements) and Section 15.610.020 (Notice to Public of Temporary Restriction of Use of or Temporary Closing of Highway) regarding the placement of adequate warning signs and devices, and the County's Local Hazard Mitigation Plan.	CCSD	Individual Project Components	CCSD, Caltrans, County of San Luis Obispo		



MITIGATION MONITORING AND REPORTING PROGRAM						
Mitigation Measure	Party Responsible for Mitigation	Monitoring Action/Timing	Enforcing, Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
PHS-6 Compliance with the following North Coast Area Plan Standards shall be required:  <b><i>Cambria Urban Area</i></b> <u>Community Wide (CW):</u> CW-4 (Limitation on Development) CW-12 (Landscaping)  <u>Category Specific (CS):</u> The CS Standards that are specific to each land use category; refer to Chapter 7 (Planning Area Standards) of the NCAP.  <b><i>Rural Area Standards</i></b> <u>Category Specific (CS):</u> The CS Standards that are specific to each land use category; refer to Chapter 7 (Planning Area Standards) of the NCAP.	CCSD	Individual Project Components	County of San Luis Obispo			
<b>PUBLIC SERVICES AND UTILITIES</b>						
PSU-1 The CCSD shall comply with State and County Codes and Ordinances regarding fire and safety requirements, including the California Fire Code and the San Luis Obispo County Building and Construction Ordinance (Title 19 of the San Luis Obispo County Code).	CCSD	Individual Project Components	County of San Luis Obispo			
PSU-2 The CCSD shall comply with the following North Coast Area Plan Standards:  <b><i>Cambria Urban Area</i></b> <u>Community Wide (CW):</u> CW-4 (Limitation on Development) CW-9 (Cambria Fire Department Review) CW-12 (Landscaping)	CCSD	Individual Project Components	County of San Luis Obispo			





MITIGATION MONITORING AND REPORTING PROGRAM						
Mitigation Measure	Party Responsible for Mitigation	Monitoring Action/Timing	Enforcing, Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
<p><u>Category Specific (CS):</u> The CS Standards that are specific to each land use category; refer to Chapter 7 (Planning Area Standards) of the NCAP.</p> <p><b>Rural Area Standards</b> <u>Category Specific (CS):</u> The CS Standards that are specific to each land use category; refer to Chapter 7 (Planning Area Standards) of the NCAP.</p>						
<p>PSU-3</p> <p>Prior to submittal of land use and building permit applications to San Luis Obispo County, the CCSD shall review the development applications to ensure that police, schools, parks/recreation, and solid waste facilities, services, and resources are adequate to support the increased demands associated with new development.</p>	CCSD	Individual Project Components	County of San Luis Obispo			
<p>PSU-4</p> <p>The CCSD shall comply with the following North Coast Area Plan Standards:</p> <p><b>Cambria Urban Area</b> <u>Community Wide (CW):</u> CW-4 (Limitation on Development)</p> <p><u>Category Specific (CS):</u> The CS Standards that are specific to each land use category; refer to Chapter 7 (Planning Area Standards) of the NCAP.</p> <p><b>Rural Area Standards</b> <u>Category Specific (CS):</u> The CS Standards that are specific to each land use category; refer to Chapter 7 (Planning Area Standards) of the NCAP.</p>	CCSD	Individual Project Components	County of San Luis Obispo			



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Mitigation Measure	Party Responsible for Mitigation	Monitoring Action/Timing	Enforcing, Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
PSU-5 The CCSD shall comply with the following North Coast Area Plan Standards: <b>Cambria Urban Area</b> <u>Community Wide (CW):</u> CW-2 (Reservation of Service Capacity) CW-3 (Limitation on Residential Construction) CW-4 (Limitation on Development) CW-8 (Cambria Community Services District Review) <u>Category Specific (CS):</u> The CS Standards that are specific to each land use category; refer to Chapter 7 (Planning Area Standards) of the NCAP. <b>Rural Area Standards</b> <u>Category Specific (CS):</u> The CS Standards that are specific to each land use category; refer to Chapter 7 (Planning Area Standards) of the NCAP.	CCSD	Individual Project Components	County of San Luis Obispo			
<b>WATER RESOURCES</b>						
WR-1	The CCSD shall comply with all relevant Federal, State, and County requirements; refer also to Section 5.9 (Hydrology and Water Quality) and Section 5.10 (Public Health and Safety).	CCSD	Individual Project Components	Applicable local, State, and Federal Agencies		
WR-2	Unless otherwise permitted by future State regulatory policy amendments, to not exceed background aquifer concentrations, nanofiltration (low pressure reverse osmosis) or other suitable means shall be implemented to reduce the TDS concentration of recycled water as part of the treatment train process	CCSD	Individual Project Components	Applicable local and State Agencies		



MITIGATION MONITORING AND REPORTING PROGRAM						
Mitigation Measure	Party Responsible for Mitigation	Monitoring Action/Timing	Enforcing, Monitoring Agency	Verification of Compliance		
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WR-3 The CCSD shall comply with the following North Coast Area Plan Standards: <b>Cambria Urban Area</b> <u>Public Service Program:</u> Program 11 (Water Master Plan for Cambria) <u>Community Wide (CW):</u> CW-2 (Reservation of Service Capacity) CW-4 (Limitation on Development) CW-5 (Desalinization Plants) CW-8 (Cambria Community Services District Review) <u>Category Specific (CS):</u> The CS Standards that are specific to each land use category; refer to Chapter 7 (Planning Area Standards) of the NCAP. <b>Rural Area</b> <u>Category Specific (CS):</u> The CS Standards that are specific to each land use category; refer to Chapter 7 (Planning Area Standards) of the NCAP.	CCSD	Individual Project Components	County of San Luis Obispo			
WR-4 The CCSD shall comply with all relevant Federal, State (DHS), and San Luis Obispo County requirements regarding potable water quality, including drinking water regulations governing the treatment requirements for utilization of the groundwater source as potable water and all Primary and Secondary MCLs.	CCSD	Individual Project Components	Applicable local, State, and Federal Agencies			



MITIGATION MONITORING AND REPORTING PROGRAM							
Mitigation Measure		Party Responsible for Mitigation	Monitoring Action/Timing	Enforcing, Monitoring Agency	Verification of Compliance		
					Initials	Date	Remarks
PHG-1	The CCSD shall adopt a Buildout Reduction Program consistent with the <i>Buildout Reduction Program Report Town Hall Meeting Final Draft</i> (May 16, 2006); refer to Appendix 14.3 (Buildout Reduction Program Report).	CCSD	*See note below	CCSD			
PHG-2	The CCSD shall prepare an annual progress report providing status information on the Buildout Reduction Program.	CCSD	Annual Reporting	CCSD			

**\*Note:** Portions of the buildout reduction program, such as the voluntary lot merger and voluntary lot retirement will continue to be implemented following certification of the Water Master Plan Program EIR and adoption of the Water Master Plan. The timing for lot acquisitions will be subject to available funding, which will include the sale of future water connections. The sale of future water connections is subject to the project-level environmental clearance of a water supply project; including regulatory and resource agency permitting, and associated lifting of the existing water connection moratorium.

This page was not included in the original posting of the Final Program EIR. However, it was added during the August 21, 2008 CEQA Hearing, and made part of the CCSD Board resolution certifying the EIR.