

## **VIII. MITIGATION MONITORING PROGRAM**

### **A. INTRODUCTION**

The following mitigation measures have been recommended in this EIR. Requirements of Measure, Applicant Responsibilities, Party Responsible for Verification, Method of Verification, and Verification Timing are included for each mitigation measure, as shown in Table VIII-1 on the following pages.

### **B. MITIGATION MEASURES**

Table VIII-1 on the following pages is structured to enable quick reference to mitigation measures and the associated monitoring program based on the environmental resource. The numbering of mitigation measures correlates with numbering of measures founding the analysis chapter of this EIR (refer to Chapter V).

**TABLE VIII-1  
Mitigation Monitoring Program**

<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
<b>GEOLOGY AND SOILS (GEO)</b>						
<a href="#">West FRP</a>	GEO/mm-1	Any additional improvements or additions to the Bluff Trail shall be set back from the bluff top a minimum of 25 feet based on site investigations, Coastal Commission and San Luis Obispo County Department of Planning and Building requirements and guidelines, and to the extent feasible considering protection of wetland resources.	Submit plans to the San Luis Obispo County Department of Planning and Building	Prior to implementation of improvements or additions to the Bluff Trail	Obtain required approvals and/or permits prior to implementation of improvements or additions	Cambria Community Services District
<a href="#">West FRP</a>	GEO/mm-2	<p>Upon application for land use and construction permits from the County of San Luis Obispo, prior to site disturbance, and during management of the Fiscalini Ranch Preserve (FRP), the CCSD or its designee shall implement the following measures:</p> <ul style="list-style-type: none"> <li>a. Implement soil stabilization and erosion prevention measures identified in the <i>Public Access and Management Plan</i> (RRM, 2003) for the Seacliff Gully and portions of the Bluff Trail.</li> <li>b. Plans in conjunction with the Natural Resources Conservation Service (NRCS) shall be developed for the Warren/Trenton Gully.</li> <li>c. The streambank restoration project along Santa Rosa Creek west of Highway 1 shall be monitored and evaluated to determine its effectiveness.</li> </ul>	Submit plans incorporating restoration measures, consult with regulatory and resource agencies (e.g., County of San Luis Obispo, NRCS, CDFG, USFWS, ACOE, RWQCB), and obtain required approvals and/or permits	Prior to implementation of soil stabilization and restoration plans	Obtain required approvals and/or permits prior to implementation of soil stabilization and restoration plans	Cambria Community Services District

<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		<p>d. Additional restoration and bank stabilization efforts within Santa Rosa Creek shall be implemented based on consultation with the Natural Resource Conservation Service (NRCS) or Resource Conservation District (RCD); additional regulatory agency consultation shall be implemented within federal and state jurisdictional areas including the California Department of Fish and Game (CDFG), Regional Water Quality Control Board (RWQCB), and Army Corps of Engineers (ACOE).</p> <p>e. Streambank restoration plans shall be developed to control bank erosion on the Santa Rosa Creek east bank upstream of the previously restored bank.</p>				
<u>West FRP</u>	GEO/mm-3	<p>Upon application for land use and construction permits to the County of San Luis Obispo, prior to site disturbance, and during management of the Fiscalini Ranch Preserve (FRP), the CCSD or its designee shall implement the following measures:</p> <p>a. Implement soil stabilization and erosion prevention measures identified in the <i>Public Access and Management Plan</i> (RRM, 2003).</p> <p>b. <u>If proposed</u>, final design plans for the Creek to Ridge Trail shall demonstrate that the trail alignment is located over less steep areas, and shall include the use of water bars where needed.</p>	Submit plans to the San Luis Obispo County Department of Planning and Building	Prior to implementation of improvements to the Creek to Ridge Trail	Obtain required approvals and/or permits prior to implementation of improvements or additions	Cambria Community Services District

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<a href="#">West FRP</a>	GEO/mm-4	Upon application for land use and construction permits from the County of San Luis Obispo, and prior to site disturbance, <a href="#">for development of the Terrace to Ridge Trail and maintenance of the Creek to Ridge Trail</a> , the CCSD or its designee shall implement appropriate <del>bridge design and</del> construction methods (i.e., avoid saturated areas, install bridges or raised boardwalks, maintain drainage patterns, etc.) where trails cross wet, boggy areas below springs and seeps	Submit plans to the San Luis Obispo County Department of Planning and Building	Prior to implementation of improvements or additions to the Terrace to Ridge and Creek to Ridge Trails	Obtain required approvals and/or permits prior to implementation of improvements or additions	Cambria Community Services District
<a href="#">West FRP</a>	GEO/mm-5	Upon application for land use and construction permits from the County of San Luis Obispo, and prior to site disturbance, the CCSD or its designee shall prepare trail plans showing the use of boardwalks or engineered base along the trails where severely cracked soils are present. Any asphalt concrete pavement (if proposed) shall be designed with sufficient base material and depth to prevent effects of expansive soils. If construction of boardwalks or engineered base is not feasible, the CCSD or its designee shall prepare and implement a site specific maintenance plan to ensure safe trail surfaces. The plan shall identify the person(s) responsible and schedule for maintenance, and proposed activities for trail improvements.	Submit plans to the San Luis Obispo County Department of Planning and Building	Prior to implementation of improvements or additions to West FRP trails	Obtain required approvals and/or permits prior to implementation of improvements or additions	Cambria Community Services District
	GEO/mm-6	<del>Upon application for land use and construction permits from the County of San Luis Obispo for a wireless telecommunications facility, the CCSD or its designee shall retain a County</del>	<del>Submit geologic hazards study to the San Luis Obispo County</del>	<del>Upon application for construction permits</del>	<del>Obtain required approvals and/or permits prior to implementation of</del>	<del>Cambria Community Services District</del>

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		<p><del>approved, qualified geologist to prepare a site-specific, subsurface investigation regarding liquefaction potential. Based on the results of the investigation, the facility shall be constructed appropriately to minimize this hazard.</del></p>	<p><del>Department of Planning and Building</del></p>		<p><del>improvements or additions</del></p>	
<p><a href="#">West FRP</a></p>	<p>GEO/mm-67</p>	<p>In the event of a tsunami, the CCSD or ranch manager shall post National Weather Service (NWS) warnings at each trailhead, and <u>The CCSD shall create a plan for evacuation based on the NWS warning guidance and the San Luis Obispo County Tsunami Emergency Response Plan. In the event of an anticipated tsunami, the CCSD or ranch manager shall post NWS warnings at each trailhead.</u></p>	<p>Prepare and implement Emergency Evacuation Plan</p>	<p>Upon approval the Fiscalini Ranch Preserve Management Plan and Community Park Master Plan, and prior to implementation of the plans</p>	<p>Adopt the emergency evacuation plan prior to implementation of the Management Plan and Master Plan, and implement as applicable</p>	<p>Cambria Community Services District</p>
<p><a href="#">East FRP</a></p>	<p>GEO/mm-78</p>	<p>Prior to site disturbance and during trail and resource management within the Fiscalini Ranch Preserve (FRP), the CCSD or its designee shall implement the following measures:</p> <ul style="list-style-type: none"> <li>a. Implement Santa Rosa Creek bank stabilization measures identified in the <i>Public Access and Management Plan</i> (RRM, 2003).</li> <li>b. Streambank restoration plans shall be developed to control bank erosion on the Santa Rosa Creek east bank upstream of the previously restored bank.</li> </ul>	<p>Submit plans incorporating restoration measures, consult with regulatory and resource agencies (e.g., County of San Luis Obispo, NRCS, CDFG, USFWS, ACOE, RWQCB), and obtain required approvals and/or permits</p>	<p>Prior to implementation of Santa Rosa Creek soil stabilization and restoration plans</p>	<p>Obtain required approvals and/or permits prior to implementation of soil stabilization and restoration plans</p>	<p>Cambria Community Services District</p>
<p><a href="#">East FRP</a></p>	<p>GEO/mm-89</p>	<p>Upon application for land use and construction permits for the Santa Rosa Creek Trail, and</p>	<p>Submit plans incorporating</p>	<p>Prior to implementation of</p>	<p>Obtain required approvals and/or</p>	<p>Cambria Community</p>

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		<p>prior to site disturbance, the CCSD or its designee shall implement the following measures:</p> <ul style="list-style-type: none"> <li>a. Runoff from Highway 1 shall be conveyed away from the Santa Rosa Creek Trail by tightlining a drain pipe to the base of the stream bank.</li> <li>b. For the portion of the trail crossing located under Highway 1, the trail design shall provide adequate head clearance for hikers, and a stable crossing over the rip-rap, pursuant to regulatory and responsible agency requirements, including but not limited to the California Department of Transportation and California Department of Fish and Game.</li> </ul>	<p>restoration measures, consult with regulatory and resource agencies (e.g., County of San Luis Obispo, NRCS, CDFG, USFWS, ACOE, RWQCB), and obtain required approvals and/or permits</p>	<p>improvements to the Santa Rosa Creek Trail</p>	<p>permits prior to implementation of improvements to the Santa Rosa Creek Trail</p>	<p>Services District</p>
<u>East FRP</u>	GEO/mm-910	<p>Upon application for land use and construction permits to implement the Community Park Master Plan and prior to site disturbance, the CCSD or its designee shall consult with the County of San Luis Obispo to stabilize the offsite drainage swale in the vicinity of Piney Way. The applicant shall also implement the storm-drain system described in the <i>Community Park Master Plan Grading and Drainage Concept</i> (Firma, 2006) to capture runoff from both watersheds in this area and convey runoff across the site to Santa Rosa Creek. The condition of the hillside vegetation shall be monitored prior to finalizing plans for the storm-drain system.</p>	<p>Submit drainage plans to the County of San Luis Obispo Departments of Planning and Building and Public Works for review and approval</p>	<p>Upon application for land use and construction plans for the Community Park Master Plan</p>	<p>Obtain required approvals and/or permits prior to implementation of Community Park Master Plan</p>	<p>Cambria Community Services District</p>

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<a href="#">East FRP</a>	GEO/mm-10 <sup>11</sup>	Upon application for land use and construction permits from the County of San Luis Obispo, and prior to site disturbance, the CCSD or its designee shall retain a County-approved, qualified geologist to prepare and submit a Probabilistic Seismic Hazard Analysis. The analysis shall determine the design-basis earthquake parameters for the building sites proposed in the Community Park Master Plan. Recommendations and requirements presented in the analysis shall be incorporated into construction plans.	Submit geologic hazards report to the County of San Luis Obispo Department of Planning and Building for review and approval	Upon application for land use and construction plans for the Community Park Master Plan	Obtain required approvals and/or permits prior to implementation of Community Park Master Plan	Cambria Community Services District
<a href="#">East FRP</a>	GEO/mm-11 <sup>12</sup>	Upon application for land use and construction permits from the County of San Luis Obispo, and prior to site disturbance, the CCSD or its designee shall retain a County-approved, qualified geologist to prepare and submit a subsurface investigation of the site. The investigation report shall assess the potential for liquefaction. Building design parameters shall be based on the results of the subsurface investigation. Building foundations shall be founded on competent, native material, not subject to liquefaction.	Submit geologic hazards report to the County of San Luis Obispo Department of Planning and Building for review and approval	Upon application for land use and construction plans for the Community Park Master Plan	Obtain required approvals and/or permits prior to implementation of Community Park Master Plan	Cambria Community Services District
<a href="#">East FRP</a>	GEO/mm-12 <sup>13</sup>	Prior to site disturbance and during management of the FRP, the CCSD, or its designee, shall implement stream bank restoration projects within Santa Rosa Creek. Restoration efforts shall be based on consultation with the Natural Resources Conservation Service and all other applicable resource agencies including the California	Submit plans incorporating restoration measures, consult with regulatory and resource agencies (e.g., County of San Luis Obispo,	Prior to implementation of restoration activities within Santa Rosa Creek	Obtain required approvals and/or permits prior to implementation of restoration activities within Santa Rosa Creek	Cambria Community Services District

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		Department of Fish and Game, Regional Water Quality Control Board, and Army Corps of Engineers.	NRCS, CDFG, USFWS, ACOE, RWQCB), and obtain required approvals and/or permits			
<b>HYDROLOGY (HYD)</b>						
<u>West FRP</u>	HYD/mm-1	During restoration activities within the Seacliff Gully, soil stabilization measures shall be implemented to ensure that sedimentation or debris do not move downstream and reduce the drainage capacity of the 36-inch culvert beneath Windsor Boulevard.	Submit plans incorporating restoration measures, consult with regulatory and resource agencies (e.g., County of San Luis Obispo, NRCS, CDFG, USFWS, ACOE, RWQCB), and obtain required approvals and/or permits	Prior to implementation of restoration activities within the SeaCliff Gully	Obtain required approvals and/or permits prior to implementation of restoration activities within the SeaCliff Gully	Cambria Community Services District
<u>East FRP</u>	HYD/mm-2	Upon application for land use and construction permits from the County of San Luis Obispo, and prior to site disturbance for development of the East FRP, the CCSD or its designee shall submit preliminary grading and drainage plans incorporating the use of bioswales (or a similar method) to facilitate the flow of stormwater towards Santa Rosa Creek. The bioswales (or similar method) shall include best management practices to avoid erosion and scour, and shall include a method for filtering hydrocarbons,	Submit grading and drainage plans to the County of San Luis Obispo Departments of Planning and Building and Public Works for review and approval	Upon application for land use and construction plans for the Community Park Master Plan	Obtain required approvals and/or permits prior to implementation of Community Park Master Plan	Cambria Community Services District



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		sediment and other potential pollutants from stormwater runoff.				
<u>East FRP</u>	HYD/mm-3	Upon application for land use and construction permits from the County of San Luis Obispo, and prior to site disturbance, the CCSD or its designee shall submit plans demonstrating that no buildings shall be located within the 100-year flood zone, or that any structures would be located one foot above the 100-year flood zone.	Submit grading and drainage plans to the County of San Luis Obispo Departments of Planning and Building and Public Works for review and approval	Upon application for land use and construction plans for the Community Park Master Plan	Obtain required approvals and/or permits prior to implementation of Community Park Master Plan	Cambria Community Services District
<b>AGRICULTURAL RESOURCES</b>						
<u>East FRP</u>	AG/mm-1	Upon application for land use and construction permits from the County of San Luis Obispo for development of the Community Park Master Plan, the CCSD or its designee shall submit grading plans incorporating soil capping of potentially productive agricultural soils, where feasible.	Submit grading plans to the County of San Luis Obispo Department of Planning and Building for review and approval	Upon application for land use and construction plans for the Community Park Master Plan	Obtain required approvals and/or permits prior to implementation of Community Park Master Plan	Cambria Community Services District
<b>BIOLOGICAL RESOURCES</b>						
<u>West FRP</u>	BIO/mm-1	Upon application for construction permits from the County, and site disturbance within jurisdictional areas, the CCSD or its designee shall obtain all necessary permits, approvals, and authorizations from jurisdictional agencies. These may include, but may not be limited to: (1) Army Corps of Engineers Section 404 Nationwide Permit or Individual Permit for impacts to Army Corps of Engineers jurisdictional wetlands or other waters; (2) Regional Water Quality Control Board Section 401 Water Quality Certification for discharges	Obtain required approvals, permits, and/or authorizations from regulatory and resource agencies (e.g., County of San Luis Obispo, ACOE, CDFG, USFWS, RWQCB)	Upon application for land use and construction permits and site disturbance within jurisdictional areas	Obtain required approvals and/or permits prior to site disturbance	Cambria Community Services District

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		<p>"Waters of the U.S." and/or "Waters of the State;" (3) California Department of Fish and Game Section 1602 Streambed Alteration Agreement for activities within the tops of banks or outer edges of riparian canopies (whichever extends furthest from the streambeds) of drainages; and, (4) <a href="#">U.S. Fish and Wildlife Service consultation</a>; (5) <a href="#">NOAA Fisheries consultation</a>; and, (6) County of San Luis Obispo Coastal Zone Land Use Ordinance Coastal Development Permit.</p>				
<u>West FRP</u>	BIO/mm-2	<p>Prior to construction, the CCSD or its designee shall prepare a project-specific environmental monitoring plan coordinated with mitigation measures within this EIR, and shall provide funding for a qualified environmental monitor for the construction phases of the project to ensure compliance with EIR mitigation measures, and any applicable agency permit conditions. The monitor shall be responsible for (1) ensuring that procedures for verifying compliance with environmental mitigations are followed; (2) lines of communication and reporting methods; (3) daily and weekly reporting of compliance; (4) construction crew training regarding environmentally sensitive areas; (5) authority to stop work; and (6) action to be taken in the event of non-compliance. Monitoring shall be at a frequency and duration determined by the affected agencies (e.g., Army Corps of Engineers, Regional Water Quality Control Board, California Department of Fish and Game, California Coastal Commission, and the</p>	<p>Prepare and implement a mitigation monitoring plan for specific project elements</p>	<p>Prior to site disturbance</p>	<p>Implement monitoring plan and retain monitoring reports as required by approved plan and regulatory agency permits</p>	<p>Cambria Community Services District</p>

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<a href="#">West FRP</a>	BIO/mm-3	County of San Luis Obispo). Upon application for construction permits from the County, and site disturbance, the CCSD or its designee shall prepare a Storm Water Pollution Prevention Plan (SWPPP) consistent with guidelines, which shall include detailed sediment and erosion control plans consistent with any required Habitat Mitigation Monitoring Plan (HMMP). The SWPPP shall specifically address protection of drainages, and riparian and wetland resources on and adjacent to the project site. Compliance shall be verified by the project environmental monitor through submission of compliance reports.	Prepare and implement a SWPPP, and retain monitor to verify implementation	Upon application for construction permits and prior to site disturbance	Retained monitor shall conduct periodic monitoring to verify proper implementation of SWPPP, and shall prepare and submit monitoring reports to the CCSD and applicable regulatory agencies	Cambria Community Services District
<a href="#">West FRP</a>	BIO/mm-4	Upon application for construction permits from the County, and prior to site disturbance, all riparian and wetland areas shall be shown on all construction plans. The riparian/wetland areas shown on grading plans shall be based on the field data collected and presented in the Environmental Impact Report or from any subsequent survey work. All riparian vegetation planned for removal shall be specified on construction plans. Except for activities requiring removal of riparian trees and associated understory vegetation that are specified on construction plans, all ground disturbances and vegetation removal shall be prohibited within the outer edge of the riparian canopy of any drainage onsite.	Include the measure on grading and construction plans	Upon application for construction permits and prior to site disturbance	Retained monitor shall verify compliance with plan, and shall submit monitoring reports to applicable regulatory agencies	Cambria Community Services District

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<a href="#">West FRP</a>	BIO/mm-5	To avoid erosion and downstream sedimentation, and to avoid impacts to aquatic species, no work within or immediately adjacent to on-site drainages (within fifty feet) shall occur during the rainy season (October 15 through April 30), unless authorized by an affected agency (e.g., Army Corps of Engineers, Regional Water Quality Control Board, California Department of Fish and Game, California Coastal Commission, and the County of San Luis Obispo).	Include the measure on grading and construction plans	Upon application for construction permits and prior to site disturbance	Retained monitor shall verify compliance with plan, and shall submit monitoring reports to applicable regulatory agencies	Cambria Community Services District
<a href="#">West FRP</a>	BIO/mm-6	Equipment access and construction shall be conducted from the banks rather than from within creeks and drainages unless approved otherwise by 404/401/1602 permit conditions. No equipment shall be staged and no temporary placement of fill shall occur in creeks and drainages.	Include the measure on grading and construction plans	Upon application for construction permits and prior to site disturbance	Retained monitor shall verify compliance with plan, and shall submit monitoring reports to applicable regulatory agencies	Cambria Community Services District
<a href="#">West FRP</a>	BIO/mm-7	Soil stockpiles shall not be placed in areas that have the potential for significant runoff during the rainy season. All project-related spills of hazardous materials within or adjacent to project sites shall be cleaned up immediately. Spill prevention and cleanup materials shall be on-site at all times during construction. Cleaning and refueling of equipment and vehicles shall occur only within designated staging areas. The staging areas shall conform to standard Best Management Practices applicable to attaining zero discharge of stormwater runoff. No maintenance, cleaning,	Include the measure on grading and construction plans	Upon application for construction permits and prior to site disturbance	Retained monitor shall verify compliance with plan, and shall submit monitoring reports to applicable regulatory agencies	Cambria Community Services District

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		<p>or fueling of equipment shall occur within wetland or riparian areas, or within fifty feet of such areas. At a minimum, all project equipment and vehicles shall be checked and maintained on a daily basis to ensure proper operation and to avoid potential leaks or spills.</p>				
<u>West FRP</u>	BIO/mm-8	<p>Impacts to wetland or riparian habitats resulting from project construction shall be mitigated through restoration/enhancement of adjacent wetland and riparian areas at a minimum of a 2:1 ratio (two square feet of restored habitat for each square foot of disturbed habitat) or greater, or as required by any applicable state or federal permit. Restoration/enhancement shall consist of exotic species removal, revegetation with suitable native species (<a href="#">native to the FRP</a>), and maintenance and monitoring of the enhanced areas per the conditions of agency permits obtained for the project. A Habitat Revegetation and Restoration Plan for the project shall be prepared in consultation with the California Department of Fish and Game and the Army Corps of Engineers. A qualified restoration biologist and/or horticulturalist approved by the CCSD shall be retained by the CCSD or its designee to prepare the Habitat Revegetation and Restoration Plan. The Plan shall include success criteria goals and a five-year monitoring schedule. The qualified biologist shall supervise site preparation, timing, species utilized, planting installation, maintenance, monitoring, and reporting of the</p>	<p>Submit Habitat Revegetation and Restoration Plan to applicable regulatory agencies for review and approval (e.g., County of San Luis Obispo, ACOE, CDFG, USFWS, RWQCB)</p>	<p>Upon application for construction permits and prior to site disturbance</p>	<p>Retained monitor shall verify compliance with plan, and shall submit monitoring reports to applicable regulatory agencies</p>	<p>Cambria Community Services District</p>

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		revegetation/restoration efforts.				
<u>West FRP</u>	BIO/mm-9	Following completion of ground-disturbing activities within or immediately adjacent to riparian or wetland areas, all disturbed and barren areas shall be immediately revegetated with appropriate native vegetation <u>(native to the FRP)</u> to reduce the risk of erosion, per the requirements of the Habitat Revegetation and Restoration Plan and the Storm Water Pollution Prevention Plan. Areas experiencing temporary disturbance should be replanted with native species that are characteristic of habitats in the project site area.	Implement approved Habitat Revegetation and Restoration Plan and SWPPP	Immediately following completion of ground disturbance	Retained monitor shall verify compliance with plans, and shall submit monitoring reports to applicable regulatory agencies	Cambria Community Services District
<u>West FRP</u>	BIO/mm-10	Prior to application for land use and construction permits from the County and prior to trail construction in areas known to contain sensitive plant species or native habitats, the CCSD or its designee shall retain a qualified botanist/biologist to conduct focused surveys during the appropriate flowering periods within the specific areas proposed for disturbance. Surveys will focus on those plants and habitats noted as present or as having a high potential for occurrence. Based on the survey results, trail locations shall be altered where possible to minimize disturbance or loss of identified plants and habitats.	Prepare project-specific botanical floristic survey, and submit to the County of San Luis Obispo Department of Planning and Building for review and approval	Upon application for construction permits and prior to site disturbance	Obtain required approvals and/or permits prior to site disturbance	Cambria Community Services District
<u>West FRP</u>	BIO/mm-11	If disturbance of special-status plants or native habitats located on site cannot be completely avoided through design modification, impacts shall be quantified by number of individuals and by area disturbed, and a Rare Plant Mitigation	Prepare and implement Rare Plant Mitigation Plan	Prior to site disturbance within sensitive and native habitat areas	Retained monitor shall verify compliance with plans, and shall submit monitoring	Cambria Community Services District

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		<p>Plan shall be prepared by a qualified biologist that specifically addresses impacts to and appropriate mitigation and conservation measures for those impacts. The Plan shall identify areas on the project site suitable for sensitive species habitat restoration and revegetation, and shall include planting methods, maintenance and monitoring requirements, and success criteria. Depending on the species at issue, measures may include preservation of areas containing significant populations, potential transplanting of individual plants, and plant propagation and revegetation within appropriate on-site habitats. Removal or pruning of Monterey pine trees required for hazard reduction or fire safety purposes shall not require mitigation under this measure, but pruning shall follow accepted procedures to avoid harm to the tree.</p>			<p>reports to applicable regulatory agencies</p>	
<u>West FRP</u>	BIO/mm-12	<p>A qualified biological monitor shall be retained consistent with BIO/mm-2 to ensure that remaining plants and habitats are not inadvertently disturbed during construction activities. Prior to any project-related ground disturbance, all contractors associated with the construction phases of the proposed project shall be trained by the biological monitor on the identification and biology of sensitive plant species and habitats known in the vicinity of the project area. Work areas should also be clearly delineated and flagged to limit vehicular and foot access to only those areas necessary for project completion. These areas should be</p>	Retain biological monitor	Prior to site disturbance within sensitive and native habitat areas	Retained monitor shall verify compliance with plans, and shall submit monitoring reports to applicable regulatory agencies	Cambria Community Services District

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		designated by the biological monitor to avoid/discourage unnecessary damage to sensitive species and habitats within and near the project area.				
<u>West FRP</u>	BIO/mm-13	Prior to application for land use and construction permits from the County and prior to trail construction within sensitive areas, the CCSD or its designee shall ensure that all resources are considered and avoided where feasible. If conflicts arise, the CCSD shall consult with appropriate agencies to resolve the conflicts (e.g., California Department of Fish and Game, California Coastal Commission, Army Corps of Engineers, Office of Historic Preservation, County of San Luis Obispo).	Consult with applicable resource and regulatory agencies, and obtain required approvals and permits	Upon application for construction permits and prior to site disturbance	Retain documentation generated during agency consultation	Cambria Community Services District
<u>West FRP</u>	<u>BIO/mm-14</u>	<p><u>Prior to initiation of construction activities, including trail improvements requiring ground disturbance and/or use of heavy equipment, the CCSD or its designee shall retain a qualified biologist to conduct a pre-activity survey for active nests, dens, or burrows. The survey shall be conducted within 30 days prior to proposed site disturbance and construction activities. Results of the survey shall immediately be submitted to the CDFG as necessary. The survey report shall include the date of the survey, methods of inspection, and findings. Disturbance of any active nest, den, or burrow shall be prohibited.</u></p> <p><u>a. If active burrows of Monterey dusky-footed woodrats are found within</u></p>	<u>Retain biological monitor, implement protection measures as necessary</u>	<u>Prior to site disturbance</u>	<u>Retained monitor shall conduct survey, prepare and submit reports, and facilitate protection measures based on agency consultation and CDFG standard measures</u>	<u>Cambria Community Services District</u>



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		<p><u>proposed development areas during the survey, the biologist shall establish an appropriate buffer area to protect the nest(s). No site disturbance shall occur within the buffer area until a Memorandum of Understanding (MOU) is obtained from CDFG. An alternative to buffer area is to disassemble nests by hand outside of the nesting season (February through September) and allow the woodrats to leave the site.</u></p> <p><u>b. If the pre-construction survey finds potential American badger dens, they shall be inspected to determine whether they are occupied. The survey shall cover the entire property, and shall examine both old and new dens. If potential badger dens are too long to completely inspect from the entrance, a fiber optic scope shall be used to examine the den to the end. If a fiber optic scope is not available, occupation of the den can be determined by partially obscuring the den entrance with sticks and leaves to indicate animal passage into and out of the den and dusting the den entrance with a fine layer of dust or tracking material for three consecutive nights and examining the following mornings for footprints. Inactive dens may be excavated by hand with a shovel to</u></p>				

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		<p><u>prevent re-use of dens during construction. If badgers are found in dens on the property between February and July, nursing young may be present. To avoid disturbance and the possibility of direct take of adults and nursing young, and to prevent badgers from becoming trapped in burrows during construction activity, no grading shall occur within 100 feet of active badger dens between February and July. If badger dens are found on the property during the pre-construction survey, the CDFG wildlife biologist for the area shall be contacted to review current allowable management practices.</u></p>				
<u>West FRP</u>	BIO/mm- <u>15</u> <sup>14</sup>	To the extent practicable, construction activities within or adjacent to Santa Rosa Creek (within 100 feet) shall be conducted during the dry season (May 15 through October 15).	Include the measure on grading and construction plans	Upon application for construction permits and prior to site disturbance	Retained monitor shall verify compliance with plan, and shall submit monitoring reports to applicable regulatory agencies	Cambria Community Services District
<u>West FRP</u>	BIO/mm- <u>16</u> <sup>15</sup>	At least two weeks prior to start of trail or bridge construction within or adjacent to Santa Rosa Creek (within 100 feet), the CCSD shall retain a qualified biologist to conduct pre-construction surveys within the construction areas to determine the presence of special-status aquatic species. In the event that special-	Retain biological monitor to conduct pre-construction survey and monitoring activities	Prior to site disturbance within 100 feet of Santa Rosa Creek	Retained monitor shall verify compliance with plan, and shall submit monitoring reports to applicable	Cambria Community Services District

<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		<p>status species are observed within the project site, the appropriate agencies shall be contacted for further consultation. If any life stage of steelhead, California red-legged frog, tidewater goby, or Southwestern pond turtle is found and these individuals are likely to be killed or injured by work activities, the approved biologist(s) shall be allowed sufficient time to move them from the site before work activities begin. The biologist(s) shall relocate any steelhead, California red-legged frog, tidewater goby, or Southwestern pond turtle the shortest distance possible to a location that contains suitable habitat that will not be affected by the activities associated with the proposed project. The biologist(s) shall maintain detailed records of any individuals that are moved (i.e., size, coloration, any distinguishing features, photographs [digital preferred]) to assist him or her in determining whether translocated animals are returning to the point of capture. Only United States Fish and Wildlife Service, National Marine Fisheries Service, and California Department of Fish and Game-approved biologists working under proper permit authority shall participate in any activities associated with the capture, handling, and monitoring of steelhead, California red-legged frog, tidewater goby, or Southwestern pond turtle.</p>			regulatory agencies	
<u>West FRP</u>	BIO/mm-1716	Prior to construction, an approved biologist(s) shall conduct a training session for all construction personnel. At a minimum, the	Retain biological monitor to conduct pre-construction	Prior to site disturbance within 100 feet of Santa	Retained monitor shall verify compliance with	Cambria Community Services District

<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		<p>training shall include a description of steelhead, California red-legged frog, tidewater goby, and Southwestern pond turtle and their habitat; the specific measures that are being implemented to conserve the species for the current project; and the boundaries within which the project may be accomplished. Members of the construction crews shall understand all terms, constraints, and special conditions provided by, but not limited to, United States Fish and Wildlife Service, National Marine Fisheries Service, Army Corps of Engineers, California Department of Fish and Game, California Coastal Commission, and Regional Water Quality Control Board. Upon completion of this review and understanding, each construction crew member shall sign a worker training form. This form shall be provided with the completion report upon completion of project construction.</p>	<p>crew training and monitoring activities</p>	<p>Rosa Creek</p>	<p>plan, and shall submit monitoring reports to applicable regulatory agencies</p>	
<u>West FRP</u>	BIO/mm-18 <del>17</del>	<p>In order to minimize the possibility of injuring special-status species and other wildlife, herbaceous and small woody vegetation within the project impact area shall be removed by hand with portable motorized equipment (i.e., chainsaws, etc.), prior to the use of heavy equipment or machinery. A qualified biologist shall be on-site to provide clearance for special-status species immediately prior to vegetation removal activities. The biological monitor shall have general knowledge of the natural resources of the area and shall also be experienced in the identification of special-status wildlife species (e.g., California red-</p>	<p>Include the measure on grading and construction plans, and retain biological monitor to conduct pre-construction survey and monitoring activities</p>	<p>Prior to vegetation clearance and mowing</p>	<p>Retained monitor shall verify compliance with plan, and shall submit monitoring reports to applicable regulatory agencies</p>	<p>Cambria Community Services District</p>

<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		legged frog, western pond turtle). In the event of a red-legged frog take, the United States Fish and Wildlife Service shall be notified as soon as is reasonably possible. In the event of a steelhead take, National Marine Fisheries Service shall be contacted and the steelhead shall be removed from the project site and kept in a freezer until further direction from National Marine Fisheries Service.				
<u>West FRP</u>	BIO/mm- <del>19</del> 18	The number of access routes, size of staging areas, and the total area of activity shall be limited to the minimum necessary to achieve the project goal. Environmentally Sensitive Areas shall be established to confine access routes and construction areas to the minimum area necessary to complete construction and minimize the impact to steelhead, California red-legged frog, and Southwestern pond turtle habitat; this goal includes locating access routes and construction areas outside of wetlands and riparian areas to the maximum extent practicable.	Include the measure on grading and construction plans	Upon application for land use and construction permits, and prior to site disturbance	Retained monitor shall verify compliance with plan, and shall submit monitoring reports to applicable regulatory agencies	Cambria Community Services District
<u>West FRP</u>	BIO/mm- <del>20</del> 19	During project activities adjacent to Santa Rosa Creek, all trash that may attract predators shall be properly contained, removed from the work site, and disposed of regularly. Following construction, all trash and construction debris shall be removed from work areas.	Include the measure on grading and construction plans	Upon application for land use and construction permits, and prior to site disturbance	Retained monitor shall verify compliance with plan, and shall submit monitoring reports to applicable regulatory agencies	Cambria Community Services District
<u>West FRP</u>	BIO/mm- <del>21</del> 20	All refueling, maintenance, and staging of equipment and vehicles shall occur at	Include the measure on grading	Upon application for land use and	Retained monitor shall verify	Cambria Community

Locale	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		designated locations at least 100 feet from riparian areas. Fueling locations shall have spill containment measures and materials present at all times. The monitor shall ensure contamination of habitat does not occur during such operations. All workers shall be informed of the importance of preventing spills and of the appropriate measures to take shall a spill occur.	and construction plans	construction permits, and prior to site disturbance	compliance with plan, and shall submit monitoring reports to applicable regulatory agencies	Services District
<a href="#">West FRP</a>	BIO/mm- <del>22</del> <sup>24</sup>	Project areas disturbed by construction shall be revegetated with an assemblage of native riparian, wetland, and upland vegetation suitable for <del>native to</del> the area. Locally collected plant materials shall be used to the extent practicable. Invasive non-native plants within disturbed areas shall be controlled to the maximum extent practicable.	Include the measure on grading and construction plans	Upon application for land use and construction permits, and prior to site disturbance	Retained monitor shall verify compliance with plan, and shall submit monitoring reports to applicable regulatory agencies	Cambria Community Services District
<a href="#">West FRP</a>	BIO/mm- <del>23</del> <sup>22</sup>	Prior to any work within creek channels containing flowing water, a stream diversion and dewatering plan for each stream location shall be prepared and approved by National Marine Fisheries Service, Army Corps of Engineers, and California Department of Fish and Game, and the streambed within the work area shall be dewatered. The form and function of the diversion and all pumps included in the dewatering strategy shall be designed to ensure a dry work environment and minimize impacts to aquatic species. The stream diversion and dewatering effort shall be conducted under the direct and continuous supervision of a qualified biologist to ensure the proper form and function of the diversion.	Include the measure on grading and construction plans, and obtain required approvals and permits from resource and regulatory agencies (e.g., County, CDFG, USFWS, ACOE, RWQCB)	Upon application for land use and construction permits, and prior to site disturbance	Retained monitor shall verify compliance with plan, and shall submit monitoring reports to applicable regulatory agencies	Cambria Community Services District

<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
<u>West FRP</u>	BIO/mm- <del>24</del> <sup>23</sup>	To control sedimentation during and after project implementation, the contractor shall implement Best Management Practices (BMPs) outlined in any authorizations or permits issued under the authorities of the Clean Water Act for the project. If BMPs are ineffective, the contractor shall attempt to remedy the situation immediately, in consultation with the environmental monitor and the CCSD.	Include the measure on grading and construction plans	Upon application for land use and construction permits, and prior to site disturbance	Retained monitor shall verify compliance with plan, and shall submit monitoring reports to applicable regulatory agencies	Cambria Community Services District
<u>West FRP</u>	BIO/mm- <del>25</del> <sup>24</sup>	Prior to construction, if construction activities, <u>use of heavy equipment</u> , or tree pruning or removal are scheduled to occur during the typical bird nesting season (February 15 to September 1) a qualified biologist shall be retained to conduct a preconstruction survey (approximately one week prior to construction) to determine presence/absence for tree-nesting birds within riparian corridors and woodland areas, and ground-nesting birds within annual grasslands onsite. If no nesting activities are detected within the proposed work area, noise-producing construction activities or tree removals may proceed. If nesting activity is confirmed during preconstruction nesting surveys or at any time during the monitoring of construction activities, work activities shall be delayed within 500 feet of active nests until the young birds have fledged and left the nest. In addition, the results of the surveys will be passed immediately to the California	Retain biological monitor to conduct pre-construction survey and monitoring activities	Prior to tree pruning or removal during the typical nesting bird season	Retained monitor shall verify compliance with plan, and shall submit monitoring reports to applicable regulatory agencies	Cambria Community Services District

<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		Department of Fish and Game, possibly with recommendations for buffer zone changes, as needed, around individual nests. Tree removal shall be monitored for nesting birds and documented by the biological monitor regardless of time of year.				
<u>West FRP</u>	<u>BIO/mm-26</u>	<p><u>Prior to initiation of construction activities, including trail improvements requiring ground disturbance and/or use of heavy equipment, the CCSD or its designee shall retain a qualified wildlife biologist to conduct a pre-activity survey for burrowing owl. The survey shall be conducted within 30-days prior to site disturbance. If ground disturbing activities are delayed or suspended for more than 30 days after the preconstruction survey, the site shall be resurveyed. Results of the survey shall be documented in a report and shall include the date of the survey, methods of inspection, and findings. The report shall be submitted to the California Department of Fish and Game (CDFG). If no burrowing owls are found to occupy the site at that time, no further measures would be necessary unless burrowing owls are subsequently observed at the project site, in which case the following mitigation measure would be implemented.</u></p> <p><u>If burrowing owls are found within the area proposed for disturbance, the CCSD or its designee shall immediately contact the CDFG and implement all measures identified in the "Staff Report for Mitigating Impacts to the</u></p>	<u>Retain biological monitor, implement protection measures as necessary</u>	<u>Prior to site disturbance</u>	<u>Retained monitor shall conduct survey, prepare and submit reports, and facilitate protection measures based on agency consultation and CDFG standard measures</u>	<u>Cambria Community Services District</u>



<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		<a href="#">Burrowing Owl" (CDFG, 1995), and any additional measures required by CDFG. Burrowing owl burrows shall be avoided. No disturbance shall occur within 50 meters of occupied burrowing owl burrows during the non-breeding season (September 1 through January 31) or within 75 meters during the breeding season (February 1 through August 31).</a>				
<u>Project-wide</u>	<u>BIO/mm-27</u>	<a href="#">For the life of the project, no vehicular parking shall be allowed on the Fiscalini Ranch Preserve, with the exception of: existing American Disabilities Act (ADA) parking located at the northern terminus of the Marine Terrace Trail / Bluff Trail; the existing turn-out at the Highway 1 staging area; parking included in the approved Community Park Master Plan on the East Fiscalini Ranch Preserve; and maintenance and emergency vehicles and equipment.</a>	<a href="#">Include in the Master Development Plan</a>	<a href="#">Prior to application for land use and construction permits; for the life of the project</a>	<a href="#">Comply with Master Development Plan</a>	<a href="#">Cambria Community Services District</a>
<b>CULTURAL RESOURCES</b>						
<u>West FRP</u>	CULT/mm-1	Upon preparation of grading and construction plans for the Ridge Trail, Forest Loop Trail, Meander Trail, Creek to Forest Trail, Santa Rosa Creek Trail (west), and Creek to Ridge Trail and prior to application for construction permits from the County of San Luis Obispo for these trails, the CCSD or its designee shall submit plans showing the avoidance of known archaeological sites. The plan shall note the boundaries of the site as an "Environmentally Sensitive Area" (ESA), and shall include a 50-	Include the measure on grading and construction plans, retain archaeologist if necessary	Upon application for land use and construction permits, and prior to site disturbance	Retained archaeological monitor shall verify compliance with plan, and shall submit monitoring reports to applicable regulatory agencies	Cambria Community Services District

<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		<p>foot buffer around the ESA. No grading, storage of materials or equipment, or use of equipment shall occur within the ESA or ESA buffer.</p> <p>a. If due to other significant environmental constraints, any known archaeological sites (ESAs) cannot feasibly be avoided, the CCSD or its designee shall retain a County-approved, qualified subsurface archaeologist to conduct a Phase II subsurface survey. The Phase II subsurface survey shall provide recommendations, if necessary, for further study, which may include a Phase III data recovery program. The CCSD or its designee shall implement the recommendations proposed in the Phase II subsurface survey report.</p>				
<u>West FRP</u>	CULT/mm-2	<p>Prior to application for construction permits from the County of San Luis Obispo (or prior to approval of final plans by the CCSD) for trail construction on the FRP, the CCSD or its designee shall submit a monitoring plan, prepared by a subsurface-qualified archaeologist, for the review and approval by the County Environmental Coordinator. If a County permit is not required, the plan shall be approved by the CCSD. The monitoring plan shall be integrated with other required site specific monitoring plans and the SWPPP (BIO/mm-1, BIO/mm-2, and BIO/mm-3) and shall include at a minimum with regard to</p>	<p>Retain archaeological monitor, prepare and implement cultural resource monitoring plan</p>	<p>Upon application for land use and construction permits, and prior to site disturbance</p>	<p>Retained archaeological monitor shall verify compliance with plan, and shall submit monitoring reports to applicable regulatory agencies</p>	<p>Cambria Community Services District</p>

<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		cultural resources: a. List of qualified cultural resources personnel involved in the monitoring activities; b. Description of how the cultural resources monitoring shall occur; c. Description of frequency of monitoring (e.g. full-time, part time, spot checking); d. Description of what resources are expected to be encountered; e. Description of circumstances that would result in the halting of work at the project site (e.g. What is considered "significant" archaeological resources?); f. Description of procedures for halting work on the site and notification procedures; g. Description of monitoring reporting procedures.				
<u>West FRP</u>	CULT/mm-3	Prior to site disturbance, the applicant shall retain a qualified archaeologist (approved by the CCSD and County Environmental Coordinator) and Native American to monitor all earth disturbing activities, per the approved monitoring plan. If any significant archaeological resources or human remains are found during monitoring, work shall stop within the immediate vicinity (precise area to be determined by the archaeologist in the field) of the resource until such time as the resource can be evaluated by an archaeologist and any other appropriate individuals. The applicant	Retain archaeological monitor, prepare and implement cultural resource monitoring plan	Upon application for land use and construction permits, and prior to site disturbance	Retained archaeological monitor shall verify compliance with plan, and shall submit monitoring reports to applicable regulatory agencies	Cambria Community Services District

<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		shall implement the mitigation as required by the Environmental Coordinator.				
<u>West FRP</u>	CULT/mm-4	Upon completion of all monitoring/mitigation activities, the consulting archaeologist shall submit a report to the CCSD and County Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met.	Submit final archaeological monitoring report	Upon completion of monitoring/mitigation activities	Final monitoring report shall be submitted prior to final inspection of construction activities	Cambria Community Services District
<u>West FRP</u>	CULT/mm-5	Prior to preparation of grading and construction plans for the Victoria Lane Trail, Wallbridge Trail, and Terrace to Ridge Trail and prior to application for construction permits from the County of San Luis Obispo for these trails, the CCSD or its designee shall submit plans showing the avoidance of known archaeological sites. The plan shall note the boundaries of the site as an ESA and shall include a 50-foot buffer around the ESA. No grading, storage of materials or equipment, or use of equipment shall occur within the ESA.	Include the measure on grading and construction plans, retain archaeological monitor	Upon application for land use and construction permits, and prior to site disturbance	Retained archaeological monitor shall verify compliance with plan, and shall submit monitoring reports to applicable regulatory agencies	Cambria Community Services District
<u>West FRP</u>	CULT/mm-6	Upon implementation of proposed trail and amenity improvements, the CCSD or its designee shall implement a sign program for the protection of environmental resources. Signage shall include the following, or similar, language: "Please stay on designated trails. Disturbance of sensitive biological habitats and collection of artifacts such as arrowheads, old bottles, and other materials is extremely damaging". At a minimum, signage shall be placed at trailheads.	Include the measure on grading and construction plans	Upon application for land use and construction permits, and prior to site disturbance	Obtain required approvals and/or permits prior to site disturbance	Cambria Community Services District

<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
<a href="#">West FRP</a>	CULT/mm-7	Prior to site disturbance associated with the Creek to Forest Trail, Santa Rosa Creek Trail (west), and Creek to Ridge Trail, the applicant shall retain a qualified historical archaeologist (approved by the CCSD and County Environmental Coordinator) to monitor all earth disturbing activities, per the approved monitoring plan. If any significant archaeological resources or human remains are found during monitoring, work shall stop within the immediate vicinity (precise area to be determined by the archaeologist in the field) of the resource until such time as the resource can be evaluated by an archaeologist and any other appropriate individuals. The applicant shall implement the mitigation as required by the Environmental Coordinator.	Retain archaeological monitor, prepare and implement cultural resource monitoring plan	Upon application for land use and construction permits, and prior to site disturbance	Retained archaeological monitor shall verify compliance with plan, and shall submit monitoring reports to applicable regulatory agencies	Cambria Community Services District
<a href="#">West FRP</a>	CULT/mm-8	Upon completion of all monitoring/mitigation activities, the consulting historical archaeologist shall submit a report to the CCSD and County Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met.	Submit final archaeological monitoring report	Upon completion of monitoring/mitigation activities	Final monitoring report shall be submitted prior to final inspection of construction activities	Cambria Community Services District
<a href="#">East FRP</a>	CULT/mm-9	In the event archaeological or historical resources are unearthed or discovered during any construction activities, the following shall apply: a. Construction activities shall cease, and the CCSD or its designee, the County Environmental Coordinator, and County Planning Department shall be notified so	Retain archaeological monitor, prepare and implement cultural resource monitoring plan	Upon application for land use and construction permits, and prior to site disturbance	Retained archaeological monitor shall verify compliance with plan, and shall submit monitoring reports to applicable	Cambria Community Services District

<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		<p>that the extent and location of discovered materials may be recorded by a qualified archaeologist or historian (as applicable), and disposition of artifacts may be accomplished in accordance with state and federal law.</p> <p>b. In the event archaeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the County Coroner is to be notified in addition to the CCSD, County Environmental Coordinator, and County Planning Department so proper disposition may be accomplished.</p> <p>c. Implement CULT/mm-1 through CULT/mm-8 as applicable.</p>			regulatory agencies	
<b>AESTHETIC RESOURCES</b>						
	AES/mm-1	<p><del>Upon application for land use and construction permits from the County for wireless telecommunication facilities, the CCSD or its designee shall provide a comprehensive visual impact assessment to the County of San Luis Obispo Department of Planning and Building for review and approval.</del></p>	<p>Prepare and submit visual impact assessment to County of San Luis Obispo Department of Planning and Building</p>	<p>Upon application for land use and construction permits</p>	<p>Obtain required approvals and/or permits prior to site disturbance</p>	<p>Cambria Community Services District</p>
<u>West FRP</u>	AES/mm-1 <sup>2</sup>	<p>Upon preparation of plans for the pedestrian bridge, and prior to application for land use and construction permits from the County and an encroachment permit from Caltrans, the CCSD or its designee shall develop an architectural review board to design the pedestrian bridge. The board shall consist of architects, planners,</p>	<p>Develop and facilitate architectural review board</p>	<p>Upon preparation of plans for pedestrian bridge</p>	<p>Document formation and actions of review board</p>	<p>Cambria Community Services District</p>

<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		builders and interested citizens from the community.				
<u>West FRP</u>	AES/mm-2 <sup>3</sup>	<p>Upon application for land use and construction permits from the County for the pedestrian bridge over Highway 1, the CCSD or its designee shall provide plans for the bridge to the California Department of Transportation and the County of San Luis Obispo Department of Planning and Building for review and approval. Proposed plans shall include the following elements:</p> <ul style="list-style-type: none"> <li>a. The pedestrian bridge shall be designed to be subordinate to, and blend with, the rural character of the area.</li> <li>b. Where feasible, portions of the bridge shall be screened utilizing native vegetation (<u>native to the FRP</u>), however, such vegetation, when mature, must also be selected and sited in such a manner as to not obstruct major public views.</li> <li>c. The location and design of the bridge shall minimize the need for tree removal, and if trees are required to be removed, the site shall be replanted with similar species or other species which are reflective of the community character.</li> <li>d. Colors and materials shall be selected to blend into the surrounding landscape, and shall also comply with California Department of Transportation requirements.</li> </ul>	Prepare construction plans and submit to County of San Luis Obispo Department of Planning and Building for review and approval	Upon application for land use and construction permits	Obtain required approvals and/or permits prior to site disturbance	Cambria Community Services District

Locale	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
<a href="#">West FRP</a>	AES/mm-3 <sup>4</sup>	Upon application for land use and construction permits from the County for the pedestrian bridge over Highway 1, the CCSD or its designee shall provide a comprehensive visual impact assessment to the California Department of Transportation and the County of San Luis Obispo Department of Planning and Building for review and approval.	Prepare and submit visual impact assessment to County of San Luis Obispo Department of Planning and Building	Upon application for land use and construction permits	Obtain required approvals and/or permits prior to site disturbance	Cambria Community Services District
<a href="#">West FRP</a>	AES/mm-4 <sup>5</sup>	<p>Upon application for land use and construction permits from the County, and prior to site disturbance, proposed trail and road design plans shall include the following standards and concepts:</p> <ul style="list-style-type: none"> <li>a. All boardwalks, bridges, retaining structures, edge stops, railing and other visible features shall be made of natural or natural appearing materials that have low reflective qualities and do not visually contrast with the natural colors of the adjacent landcover.</li> <li>b. All path and access road surfaces, including emergency and maintenance vehicle roads shall match the color of the adjacent native earth. Decomposed granite and polymer surfaces, "all-weather surfaces," American Disabilities Act (ADA) compliant stable surfaces, and compacted imported earth surfaces shall be designed and constructed to match the color of the adjacent soil. This requirement shall also apply to all road-related culverts, rock slope protection, and drainage systems.</li> </ul>	Include the measure on grading and construction plans	Upon application for land use and construction permits, and prior to site disturbance	Obtain required approvals and/or permits prior to site disturbance	Cambria Community Services District



<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		<p>c. All trail and road design shall minimize grading by following the natural contours of the land as much as possible. Where grading is unavoidable, all slopes shall include slope-rounding to reduce the engineered appearance of the earthwork.</p>				
<u>West FRP</u>	AES/mm-5 <sup>6</sup>	<p>Upon application for land use and construction permits from the County, and prior to site disturbance, a signage plan shall be prepared, and shall include the following standards and concepts:</p> <ul style="list-style-type: none"> <li>a. All signs shall be made of natural or natural appearing materials that have low reflective qualities and do not visually contrast with the natural colors of the adjacent landcover. Exceptions shall be made in keeping with applicable ADA and safety standards.</li> <li>b. All signs shall be the minimum size necessary for their intended purpose, in keeping with applicable ADA and safety standards.</li> <li>c. All signs shall be placed in the least visually obtrusive location possible consistent with their intended purpose, without blocking views of the Pacific Ocean or other scenic resources, and in keeping with applicable ADA and safety standards.</li> <li><u>d. The proposed signage plan shall be developed by the CCSD and Friends of the Fiscalini Ranch Preserve, and</u></li> </ul>	Include the measure on grading and construction plans	Upon application for land use and construction permits, and prior to site disturbance	Obtain required approvals and/or permits prior to site disturbance	Cambria Community Services District

Locale	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		<p><a href="#">incorporated into the Management Plan prior to submittal to the County.</a></p>				
<a href="#">West FRP</a>	AES/mm-6 <sup>7</sup>	<p>All maintenance work within the FRP shall comply with the visual appearance requirements of the various sections of the <i>Public Access and Management Plan</i>. Special attention shall be given to paint and finish colors, imported fill and surfacing materials, replacement plants, and soil disturbance.</p>	<p>Include the measure on grading and construction plans</p>	<p>Upon application for land use and construction permits, and prior to site disturbance</p>	<p>Obtain required approvals and/or permits prior to site disturbance</p>	<p>Cambria Community Services District</p>
<a href="#">West FRP</a>	AES/mm-7 <sup>8</sup>	<p>Upon implementation of the <i>Public Access and Management Plan</i>, short-term actions of phased improvements shall include the following concept:</p> <ul style="list-style-type: none"> <li>a. Install and maintain visual screen planting where feasible at areas identified in the Management Plan and subsequent visual assessments as areas likely to require screening in the future.</li> </ul>	<p>Include the measure on grading and construction plans</p>	<p>Upon application for land use and construction permits, and prior to site disturbance</p>	<p>Obtain required approvals and/or permits prior to site disturbance</p>	<p>Cambria Community Services District</p>
<a href="#">West FRP</a>	AES/mm-8 <sup>9</sup>	<p>Upon application for land use and construction permits from the County, and prior to site disturbance to establish the Highway 1 central staging area, the CCSD or its designee shall provide a comprehensive visual impact assessment to the County of San Luis Obispo Department of Planning and Building for review and approval. This plan shall incorporate the following elements:</p> <ul style="list-style-type: none"> <li>a. Visual screening from Highway 1, location of any structures to minimize views from Highway 1.</li> <li>b. Shielded lighting (if lighting is proposed).</li> </ul>	<p>Prepare and submit visual impact assessment to County of San Luis Obispo Department of Planning and Building</p>	<p>Upon application for land use and construction permits</p>	<p>Obtain required approvals and/or permits prior to site disturbance</p>	<p>Cambria Community Services District</p>

<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		c. Appropriate colors and materials consistent with the County of San Luis Obispo Community Plan, County Design Guidelines, and Public Access and Management Plan.				
<u>West FRP</u>	AES/mm-9 <sup>10</sup>	During restoration activities associated with the Seacrift gully, all topsoil and fill material used for gully repair and exposed to view shall be similar in color and brightness to the soil of the adjacent native ground.	Include the measure on grading and construction plans	Upon application for land use and construction permits, and prior to site disturbance	Obtain required approvals and/or permits prior to site disturbance	Cambria Community Services District
<u>East FRP</u>	AES/mm-10 <sup>11</sup>	<p>Upon application for land use and construction permits from the County for the community park, the CCSD or its designee shall provide a comprehensive visual impact assessment of proposed buildings and associated structural improvements to the County of San Luis Obispo Department of Planning and Building for review and approval. <u>Proposed structures shall comply with the following performance standards:</u></p> <p><u>a. The proposed design shall include elements consistent with the rural character of Cambria.</u></p> <p><u>b. Colors and materials shall consist of earthtone, muted colors consistent with surrounding natural vegetation.</u></p> <p><u>c. Roof materials shall be non-reflective.</u></p>	Prepare and submit visual impact assessment to County of San Luis Obispo Department of Planning and Building	Upon application for land use and construction permits for Community Park Master Plan	Obtain required approvals and/or permits prior to site disturbance	Cambria Community Services District
<u>East FRP</u>	<u>AES/mm-11</u>	<u>Upon application for land use and construction permits from the County for the community park, the CCSD or its designee shall provide a security lighting plan showing shielded fixtures and the use of motion sensors. Exterior lighting</u>	<u>Prepare and submit exterior lighting plan</u>	<u>Upon application for land use and construction permits for Community Park Master Plan</u>	<u>Obtain required approvals and/or permits prior to site disturbance</u>	<u>Cambria Community Services District</u>

Locale	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		<p><a href="#">shall be limited to security lighting on the community center restrooms, bridge, playground, and parking area. All exterior lighting shall be shielded and directed to the ground. All exterior lighting shall not be directed towards the sky, a structure wall, or towards the property boundary.</a></p>				
<p><a href="#">East FRP</a></p>	<p>AES/mm-12</p>	<p>Upon application for land use and construction permits from the County to relocate the CCSD water works or County storage yard, the CCSD or its designee shall submit design plans including, but not limited to, the following elements:</p> <ul style="list-style-type: none"> <li>a. The proposed design shall include elements consistent with the rural character of Cambria.</li> <li>b. Colors and materials shall consist of earthtone, muted colors consistent with surrounding natural vegetation.</li> <li>c. Landscape screening, consisting of native <a href="#">(native to the FRP)</a>, drought-tolerant plant and shrub species, shall provide a minimum of 50 percent screening from the park area.</li> <li>d. Stored and stockpiled materials shall be shielded from view by solid fencing and/or <a href="#">native</a> vegetation, or the proposed structures.</li> </ul>	<p>Include the measure on grading and construction plans</p>	<p>Upon application for land use and construction permits, and prior to site disturbance</p>	<p>Obtain required approvals and/or permits prior to site disturbance</p>	<p>Cambria Community Services District</p>
<p><a href="#">East FRP</a></p>	<p>AES/mm-13</p>	<p>Upon application for land use and construction permits from the County to relocate the CCSD water <del>facility</del> works or County storage yard, the</p>	<p>Prepare and submit visual impact assessment to</p>	<p>Upon application for land use and construction permits</p>	<p>Obtain required approvals and/or permits prior to site</p>	<p>Cambria Community Services District</p>

<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		CCSD or its designee shall provide a comprehensive Visual Impact Assessment to the County of San Luis Obispo Department of Planning and Building for review and approval.	County of San Luis Obispo Department of Planning and Building		disturbance	
<b>TRANSPORTATION AND CIRCULATION</b>						
<u>West FRP</u>	TC/mm-1	Upon application for land use and construction permits from the County, and prior to site disturbance for trail improvements, the Master Plan shall include the installation of bike racks at selected trailheads at the boundary of the West FFRP to encourage alternative transportation methods. Selected trailheads shall include, but not be limited to, the Bluff Trail, Ridge Trail, Wallbridge Trail, and Santa Rosa Creek Trail.	Include the measure on grading and construction plans	Upon application for land use and construction permits, and prior to site disturbance	Obtain required approvals and/or permits prior to site disturbance	Cambria Community Services District
<u>West FRP</u>	TC/mm-2	The CCSD or FRP Manager shall continue to coordinate with the Cambria Trolley service to determine appropriate days of service and trolley stop locations on and in the immediate vicinity of the West FRP.	Coordinate with Cambria Trolley service	For the life of the project	Retain documentation of consultation	Cambria Community Services District
<u>West FRP</u>	TC/mm-3	Upon preparation of informational publications regarding the West FRP, the CCSD shall include a description of and encourage alternative transportation methods to access the FRP, including trolley stops, bicycle routes, and pedestrian walkways.	Prepare and distribute informational publications	For the life of the project	Retain documentation	Cambria Community Services District
	TC/mm-4	Upon application for land use and construction permits from the County, and prior to site disturbance for trail improvements, the Master Plan shall include the development of onsite parking on the West FRP, located at the northern termini of the Marine Terrace Trail and	Include the measure on grading and construction plans	Upon application for land use and construction permits, and prior to site disturbance	Obtain required approvals and/or permits prior to site disturbance	Cambria Community Services District

<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		<p><del>Ridge Trail, and the southern terminus of the Bluff Trail. The design of parking areas shall be consistent with the following guidelines:</del></p> <ul style="list-style-type: none"> <li><del>a. Parking areas shall be located to avoid all wetlands, drainages, special status plant species, and culturally sensitive areas.</del></li> <li><del>b. Parking areas shall be unpaved, and consist of compacted soil and/or gravel.</del></li> <li><del>c. Parking areas shall be kept clear of vegetation to avoid increased fire hazard.</del></li> <li><del>d. Rural style fencing, similar to the existing fence shall be installed around the perimeter of the parking areas.</del></li> <li><del>e. Straw wattles, hay bales, a berm, or similar best management practice material shall be installed and perpetually maintained along the perimeter of each parking area.</del></li> <li><del>f. Disturbed areas along the boundary of the parking area shall be revegetated immediately following ground disturbance with native grass and plant species.</del></li> </ul>				
<u>West FRP</u>	TC/mm-4 <sup>5</sup>	Upon application for land use and construction permits from the County, and prior to site disturbance for trail improvements, the Master Plan shall include a parking signage program in consultation with the County Public Works Department. The signage program shall guide visitors regarding appropriate parking <u>and shall</u>	Include the measure on grading and construction plans	Upon application for land use and construction permits, and prior to site disturbance	Obtain required approvals and/or permits prior to site disturbance	Cambria Community Services District

Locale	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		<a href="#">be reviewed for concurrence by the Friends of the Fiscalini Ranch Preserve as part of the FRP signage plan.</a>				
<a href="#">East FRP</a>	TC/mm-5 <sup>6</sup>	Upon application for land use and construction permits from the County, and prior to site disturbance to implement the <i>Community Park Master Plan</i> , the CCSD or its designee shall show the installation of bike racks within the Community Park on construction plans. The bike racks shall be installed upon the first phase of development.	Include the measure on grading and construction plans	Upon application for land use and construction permits, and prior to site disturbance for the first phase of development	Obtain required approvals and/or permits prior to site disturbance	Cambria Community Services District
<a href="#">East FRP</a>	TC/mm-6 <sup>7</sup>	During operation of the sports fields, the CCSD shall implement a field rotation program. The program shall ensure that during organized sporting events, no more than four sports fields are in operation at one time.	Develop and implement sports field rotation program	For the life of the project	Retain copy of field rotation program and verification of scheduling	Cambria Community Services District
<a href="#">Cumulative</a>	TC/mm-7 <sup>8</sup>	Upon application for land use and construction permits from the County, the CCSD shall contribute to the North Coast Road Improvement Fund.	Contribute to North Coast Road Improvement Fund	Upon application for land use and construction permits	Retain documentation of payment and/or consultation with County	Cambria Community Services District
<b>AIR QUALITY</b>						
<a href="#">Project-wide</a>	AQ/mm-1	Upon application for construction permits and prior to site disturbance, a Dust Control Plan shall be prepared and submitted to the APCD for approval prior to commencement of construction activities. The Dust Control Plan shall: <ul style="list-style-type: none"> <li>a. Use APCD approved BMPs and dust mitigation measures;</li> </ul>	Prepare and submit Dust Control Plan to County APCD for review and approval, and include dust control notes on grading and construction plans	Upon application for land use and construction permits, and prior to site disturbance	Retained air quality monitor shall verify compliance with plan, and shall submit monitoring reports to applicable resource and regulatory agencies	Cambria Community Services District

<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		<ul style="list-style-type: none"> <li>b. Provide provisions for monitoring dust and construction debris during construction;</li> <li>c. Designate a person or persons to monitor the dust control program and to order increased watering or other measures as necessary to prevent transport of dust off-site. Duties should include holiday and weekend periods when work may not be in progress;</li> <li>d. Provide the name and telephone number of such persons to the APCD prior to construction commencement.</li> <li>e. Identify compliant handling procedures.</li> <li>f. Fill out a daily dust observation log.</li> </ul>				
<u>Project-wide</u>	AQ/mm-2	<p>Prior to site disturbance, the applicant shall:</p> <ul style="list-style-type: none"> <li>a. Obtain a compliance review with the APCD prior to the initiation of any construction activities;</li> <li>b. Provide a list of all heavy-duty construction equipment operating at the site to the APCD. The list shall include the make, model, engine size, and year of each piece of equipment. This compliance review will identify all equipment and operations requiring permits and will assist in the identification of suitable equipment for the catalyzed diesel particulate filter; and,</li> </ul>	Include the measure on grading and construction plans	Upon application for land use and construction permits, and prior to site disturbance	Obtain required approvals and/or permits prior to site disturbance	Cambria Community Services District



<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		<ul style="list-style-type: none"> <li>c. Apply for an Authority to Construct from the APCD.</li> </ul>				
<u>Project-wide</u>	AQ/mm-3	<p>Upon application for construction permits and prior to site disturbance, the following mitigation measures shall be shown on all project plans and implemented during the appropriate grading and construction phases to reduce PM<sub>10</sub> emissions during earth moving activities:</p> <ul style="list-style-type: none"> <li>a. Reduce the amount of the disturbed area where possible.</li> <li>b. Water trucks or sprinkler systems shall be used in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency shall be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water shall be used whenever possible.</li> <li>c. All dirt stockpile areas shall be sprayed daily as needed.</li> <li>d. 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 native grass seed (<u>native to the FRP</u>) and watered until vegetation is established.</li> <li>e. All disturbed soil areas not subject to re-vegetation shall be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD.</li> <li>f. All roadways, driveways, sidewalks, etc. to be paved should be completed as</li> </ul>	Prepare and submit Dust Control Plan to County APCD for review and approval, and include dust control notes on grading and construction plans	Upon application for land use and construction permits, and prior to site disturbance	Retained air quality monitor shall verify compliance with plan, and shall submit monitoring reports to applicable resource and regulatory agencies	Cambria Community Services District

<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		<p>soon as possible after initial site grading. In addition, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.</p> <ul style="list-style-type: none"> <li>g. Vehicle speed for all construction vehicles shall be posted to not exceed 15 mph on any unpaved surface at the construction site.</li> <li>h. All trucks hauling dirt, sand, or other loose materials are to be covered or shall maintain at least two feet of free board (minimum vertical distance between top of load and top of trailer) in accordance with CVC § 23114.</li> <li>i. Wheel washers shall be installed where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site.</li> <li>j. Streets shall be swept at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water shall be used when feasible.</li> <li>k. Permanent dust control measures shall be implemented as soon as possible following completion of any soil disturbing activities.</li> </ul>				
<u>Project-wide</u>	AQ/mm-4	During construction, the applicant shall maintain monthly compliance checks throughout the construction phase, verifying that all equipment and operations continue to comply with the APCD requirements.	Conduct monthly compliance inspections	During construction activities	Retained air quality monitor shall verify compliance, and shall submit monitoring reports to applicable	Cambria Community Services District

<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
					resource and regulatory agencies	
<u>Project-wide</u>	AQ/mm-5	<p>Upon application for construction permits and prior to site disturbance, the applicant shall submit grading plans and a construction schedule demonstrating that soil material would not be moved at a rate more than 53,500 cubic yards (cy) in a quarter or 2,000 cy in a day. If material would be moved at this rate (or greater), the applicant shall implement the following standard APCD mitigation measures for the project's construction equipment:</p> <ul style="list-style-type: none"> <li>a. Maintain all construction equipment in proper tune according to manufacturer's specifications.</li> <li>b. Fuel all off-road and portable diesel powered equipment, including but not limited to bulldozers, grader, cranes, loaders, scrapers, backhoes, generator sets, compressors, auxiliary power units, with Air Resources Board (ARB) certified motor vehicle diesel fuel (non-taxed version suitable for use off-road).</li> <li>c. Maximize to the extent feasible, the use of diesel construction equipment meeting the ARB's 1996 or newer certification standard for off-road heavy-duty diesel engines.</li> <li>d. All on and off-road diesel equipment shall not be allowed to idle for more than 5 minutes. Signs shall be posted in the designated queuing areas to remind</li> </ul>	Prepare and grading and construction plans, and construction schedule, submit to APCD for review and approval, and incorporate required measures as applicable	Upon application for land use and construction permits, and prior to site disturbance	Retained air quality monitor shall verify compliance with plan, and shall submit monitoring reports to applicable resource and regulatory agencies	Cambria Community Services District

<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		<p>drivers and operators of the 5 minute idling limit.</p> <ul style="list-style-type: none"> <li>e. Electrify equipment where feasible.</li> <li>f. Substitute gasoline-powered for diesel-powered equipment where feasible.</li> <li>g. Use alternatively fueled construction equipment onsite where feasible, such as compressed natural gas (CNG) liquefied natural gas (LNG), propane, or biodiesel.</li> <li>h. Best Available Control Technology (BACT - implementation of DOCs or CDPFs) for construction equipment shall be required and the applicant shall provide the grading amounts and schedule to the APCD Planning Division as soon as they are available so that the appropriate level of BACT can be defined.</li> <li>i. At least 3 months prior to construction, the construction company awarded the contract shall contact the APCD Planning Division (805-781-5912) to coordinate the implementation of this mitigation measure. This company will also provide the APCD with proof that the Standard (a-h above) and BACT mitigation measures have been implemented prior to the start of construction activity. These measures shall be shown on all grading and construction plans prior to issuance of construction permits.</li> </ul>				

Locale	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
<a href="#">Project-wide</a>	AQ/mm-6	<p>Upon application for construction permits and prior to site disturbance, the applicants shall:</p> <ol style="list-style-type: none"> <li>a. Conduct a geologic analysis to ensure the presence/absence of serpentine rock onsite. The geologic analysis shall identify if naturally occurring asbestos is contained within the serpentine rock onsite; and,</li> <li>b. If naturally occurring asbestos is found at the project site, the applicant must comply with all requirements outlined in the Asbestos Airborne Toxic Control Measures (ATCM). In addition, the applicants shall work with the APCD to prepare an APCD-approved Asbestos Health and Safety Program and an Asbestos Dust Control Plan prior to development plan approval. The Asbestos Health and Safety Program and Asbestos Dust Control Plan may include, but is not limited to, the following:                             <ol style="list-style-type: none"> <li>1. Equipment operator safety requirements: protective clothing, breathing apparatuses to prevent inhalation of airborne asbestos fibers,</li> <li>2. Dust mitigation measures: continually water site to prevent airborne dust migration, cover all vehicle that haul materials from the site</li> </ol> </li> </ol>	Prepare geological analysis, and submit documentation to APCD as applicable	Upon application for land use and construction permits, and prior to site disturbance	Obtain required approvals and/or permits prior to site disturbance	Cambria Community Services District

Locale	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		3. Identification of APCD-approved disposal areas for all excavated materials. 4. If naturally-occurring asbestos is not present, an exemption request must be filed with the APCD.				
<b>NOISE</b>						
<a href="#">West FRP</a>	N/mm-1	During construction activities, the use of equipment shall be limited to allowed work hours as defined in the existing <i>County Noise Ordinance</i> , 7:00 A.M. to 9:00 P.M. (Monday through Friday) and 8:00 A.M. to 5:00 P.M. (Saturday and Sunday).	Include the measure on grading and construction plans	Upon application for land use and construction permits, and prior to site disturbance	Obtain required approvals and/or permits prior to site disturbance	Cambria Community Services District
	N/mm-2	<del>Upon application for land use or construction permits for a telecommunications facility, the CCSD or its designee shall submit a Noise Study Report prepared by a County qualified acoustical consultant for review and approval by the County Planning Department. The Noise Study report shall include all measures necessary to mitigate predicted noise levels for adjacent sensitive noise receptor outdoor activity areas to below the 50 dBA daytime and 45 dBA nighttime threshold standard outlined in the <i>County Noise Element</i>.</del>	<del>Prepare project-specific Noise Study Report, and submit to County of San Luis Obispo Department of Planning and Building</del>	<del>Upon application for land use and construction permits, and prior to site disturbance</del>	<del>Obtain required approvals and/or permits prior to site disturbance</del>	<del>Cambria Community Services District</del>
<a href="#">East FRP</a>	N/mm-2 <del>3</del>	Upon application for construction permits from the County of San Luis Obispo, the CCSD or project developer shall submit a Noise Reduction Plan prepared by a qualified acoustical consultant for review and approval by the County Planning Department. The Noise Reduction Plan shall include but is not limited to	Prepare project-specific Noise Reduction Plan, and submit to County of San Luis Obispo Department of Planning and	Upon application for land use and construction permits, and prior to site disturbance	Obtain required approvals and/or permits prior to site disturbance	Cambria Community Services District

<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		<p>the following standards:</p> <ul style="list-style-type: none"> <li>a. Limit all phases of construction to the hours of 7:00 AM to 9:00 PM Monday through Friday as required by County ordinance;</li> <li>b. Regular notification of all existing and future residences within 1,000 feet of the site boundary concerning the construction schedule;</li> <li>c. Shield especially loud pieces of stationary construction equipment;</li> <li>d. Locate portable generators, air compressors, etc. away from sensitive noise receptors;</li> <li>e. Limit grouping major pieces of equipment operating in one area to the greatest extent feasible;</li> <li>f. Place heavily trafficked areas such as the maintenance yard, equipment, tools, and other construction oriented operations in locations that would be the least disruptive to surrounding sensitive noise receptors;</li> <li>g. 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</li> </ul>	Building			

<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		<p>type recommended by the manufacturer;</p> <p>h. Conduct worker-training meetings to educate and encourage noise awareness and sensitivity. This training should focus on worker conduct while in the vicinity of sensitive receptors (i.e., minimizing and locating the use of circular saws in areas adjacent to sensitive receptors and being mindful of shouting and the loud use of attention drawing language); and,</p> <p>i. Notify surrounding residences in advance of the construction schedule when unavoidable construction noise and upcoming construction activities likely to produce an adverse noise environment are expected. Noticing shall provide phone number of the project manager, construction foreman, and any other pertinent project team members. This notice shall be given one week in advance, and at a minimum of one day in advance if anticipated activities have changed (i.e., notice in local publication, temporary signage postings, etc.). Project representative shall verbally notify all surrounding residential owners if one day advance notice is given.</p>				
<u>East FRP</u>	N/mm-34	Upon application for a Development Plan/Coastal Development Permit from the County of San Luis Obispo, the CCSD shall incorporate the following operational standards	Include the measure on grading and construction plans	Upon application for land use and construction permits, and prior to site	Obtain required approvals and/or permits prior to site disturbance	Cambria Community Services District



<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		into the Community Park Master Plan: <ol style="list-style-type: none"> <li>a. <del>Any amplified sound (e.g., loudspeakers, game announcers, etc.), should be designed so as to not point in a direction that is directly into a residential area. All loudspeakers and or amplification of sound should point directly into the interior of the park</del> <u>shall be prohibited.</u></li> <li>b. The volume of any <del>amplified</del> event should be limited to the immediate area of the event and shall not exceed a maximum noise level of 70 dBA as measured from the property line.</li> <li>c. <u>The CCSD shall avoid the use of gas-powered turf mowers, and shall encourage the use of electric mowers for turf maintenance.</u></li> </ol>		disturbance for Community Park Master Plan		
<b>HAZARDS AND HAZARDOUS MATERIALS</b>						
<u>Project-wide</u>	HM/mm-1	Prior to application for land use or construction permits, and prior to site disturbance, the CCSD shall coordinate with the Sheriff's Department to incorporate "Crime Prevention through Environmental Design" standards to the facility and amenity design, where applicable.	Include the measure on grading and construction plans	Upon application for land use and construction permits, and prior to site disturbance for Community Park Master Plan	Obtain required approvals and/or permits prior to site disturbance	Cambria Community Services District
<u>Project-wide</u>	HM/mm-2	To reduce the potential for wildland fire, the CCSD shall implement the Fire Management and Prevention strategies included in the Management Plan, including, but not limited to: <ol style="list-style-type: none"> <li>a. Creating a defensible zone of 50-300</li> </ol>	Include the measure on grading and construction plans	Upon application for land use and construction permits, and for the life of the project	Obtain required approvals and/or permits prior to site disturbance	Cambria Community Services District

<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		feet adjacent to the Lodge Hill neighborhood; b. Prohibiting smoking and fires of any kind within the FRP; c. Clearing dead standing trees, dense underbrush and tree limbs up to six feet above ground; d. Posting red flags at staging areas to warn visitors to be careful extra vigilant periods of high fire hazards; and, e. Coordinating all ranch maintenance activities with the CFD.				
<u>East FRP</u>	HM/mm-3	Prior to operation of the community park, the CCSD shall submit a Hazardous Materials Business Plan to the County Division of Environmental Health.	Prepare Hazardous Materials Business Plan, and submit to County of San Luis Obispo Environmental Health Division	Prior to operation of community park	Retain documentation for the life of the project	Cambria Community Services District
<u>East FRP</u>	<u>HM/mm-4</u>	<u>Upon application for a land use permit to develop the community park sports fields, the CCSD shall prepare an Integrated Pest Management (IPM) plan to reduce the need for fertilizers, herbicides, and other chemicals. IPM guidelines are provided by the State Green California Best Practices Manual (<a href="http://www.green.ca.gov">www.green.ca.gov</a>). The plan shall include, but not be limited to, the following elements:</u>  <u>a. Cultural control, including the selection of disease-resistant plant varieties; proper irrigation, fertilization, and pruning; and</u>	<u>Prepare and implement Integrated Pest Management Plan</u>	<u>Upon application for land use permit to develop community park sports fields</u>	<u>Retain documentation for the life of the project, and conduct on-going monitoring of program</u>	<u>Cambria Community Services District</u>

<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		<p><u>planting at the right time of year.</u></p> <p><u>b. Physical control, including changing physical conditions (i.e., temperature, light, or humidity) to prevent pest problems, such as using landscape fabric to shade out weeds and pruning dense plants to allow better air circulation and thus prevent disease.</u></p> <p><u>c. Mechanical control, including managing pests through manual labor or simple objects, devices, or equipment such as using handheld propane flaming units that cook weeds, installing mowing strips and underlayments, and fastening copper bands around tree trunks or planters to exclude snails and slugs.</u></p> <p><u>d. Biological control, including the use of beneficial organisms to reduce pest populations. Beneficial organisms include parasitic insects, and predaceous insects, mites, and spiders; bats; birds; amphibians and reptiles.</u></p> <p><u>e. Reduced-risk pesticides don't endanger living organisms or the environment. Ideally, they break down easily, have narrow specificity, do not kill natural enemies, and do not volatilize around people. Examples of reduced-risk pesticides used for landscaping include the microbial insecticide, Bacillus thuringiensis, herbicides and insecticides that contain mint or clove oil, potassium bicarbonate for plant mildews,</u></p>				

<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		<a href="#">horticultural oil for sucking insects, and if absolutely necessary, spot-sprayed conventional herbicides.</a>				
<b>WATER SUPPLY</b>						
<u>Project-wide</u>	WS/mm-1	<p>Upon application for land use and construction permits from the County for development of sports fields, construction of restrooms, and installation of landscaping, and prior to site disturbance, the CCSD or project developer shall prepare plans showing the use of indoor and outdoor water conservation strategies and techniques to help offset the proposed anticipated water demand. These measures include but are not limited to:</p> <ul style="list-style-type: none"> <li>a. Landscape plans shall show the extent of permeable and impervious landscape materials, the use of low-water use plant materials selected from an approved County plant list, and a landscape irrigation plan indicating the method for achieving low volume, high efficiency irrigation (i.e., drip irrigation systems with automatic controllers and auto rain shut-off devices).</li> <li>b. If natural turf is proposed, the CCSD shall submit plans showing the use of an evaporative control system (or similar method) for irrigation.</li> <li>c. Incorporate use of pit toilets <a href="#">or composting toilets</a> in restrooms, <a href="#">portable restrooms</a>, or closure of restrooms</li> </ul>	Include the measure on grading and construction plans	Upon application for land use and construction permits, and for the life of the project	Obtain required approvals and/or permits prior to site disturbance	Cambria Community Services District

<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		during drought periods. <u>d. Incorporate the use of hand sanitizers to avoid the use of water for restroom sinks.</u>				
<u>Project-wide</u>	WS/mm-2	Prior to CCSD Board approval of the <i>Community Park Master Plan</i> , if onsite wells are proposed for the water source, the CCSD shall conduct additional tests on each proposed well to determine flow rates, capacity, and quality of water. Based on the results of water quality tests, methods of treatment shall be identified. <u>Tests shall demonstrate compliance with federal, state, and local standards regarding the use of wells for non-potable supply and turf irrigation.</u> The Master Plan shall not be implemented unless sufficient water supply is determined to be available.	Prepare water quality testing and verify water supply	Prior to final approval of Community Park Master Plan	Retain documentation, and obtain required approvals and/or permits prior to site disturbance	Cambria Community Services District
<u>Project-wide</u>	WS/mm-3	Prior to CCSD Board approval of the <i>Community Park Master Plan</i> , if onsite wells are proposed for the water source, the CCSD shall identify which wells would be utilized (existing and/or proposed), consistent with the adopted Deed of Conservation Easement.	Prepare water quality testing and verify water supply	Prior to final approval of Community Park Master Plan	Retain documentation, and obtain required approvals and/or permits prior to site disturbance	Cambria Community Services District
<u>Project-wide</u>	WS/mm-4	Prior to CCSD Board approval of construction plans for implementation of the <i>Community Park Master Plan</i> , if onsite wells are proposed for the water source, the CCSD shall develop plans for a new well from riparian water sources on the East FRP. <u>Proposed plans shall be reviewed and approved by the Friends of the Fiscalini Ranch Preserve and State Coastal Conservancy, and the Management Plan shall</u>	Prepare water quality and quantity testing, and design plans	Prior to final approval construction plans for Community Park Master Plan	Retain documentation, and obtain required approvals and/or permits prior to site disturbance	Cambria Community Services District

<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		<p><u>be amended prior to well development.</u> The well shall be designed to avoid stream flow impacts, and plans shall include a sanitary seal to a clay bed below the elevation of the creek bed, at least 20 feet in depth and a minimum of 150 feet from the creek bank. The well shall be pump tested <u>during extended drought conditions (e.g., 75 percent or less of average rainfall for a minimum period of two years)</u> to document whether there would be any potential effects to stream flow from during operation of the well. <u>Use of on-site wells shall be prohibited if tests demonstrate any affect on stream-flow.</u></p>				
<u>Project-wide</u>	WS/mm-5	<p>Upon application for land use and construction permits from the County for development of the sports fields, if natural turf is proposed, the CCSD shall demonstrate how recycled water would be treated to ensure that it would not increase the groundwater salinity beyond background concentrations (e.g.; use of low pressure reverse osmosis as part of the recycled water effluent treatment process, onsite infrastructure plans demonstrating how treatment of irrigation water would occur to lower concentrations (250 parts per million) of sodium and chloride). The CCSD shall submit a proposed water monitoring and testing program to be conducted for the life of the project.</p>	Prepare supplemental documentation regarding the use of recycled water	Upon application for land use and construction permits for Community Park Master Plan	Retain documentation, and obtain required approvals and/or permits prior to site disturbance	Cambria Community Services District
<b>PUBLIC SERVICES AND UTILITIES</b>						
<u>Project-</u>	PSU/mm-1	Upon application for land use and construction	Include the	Prior to trail	Obtain required	Cambria

Locale	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
<a href="#">wide</a>		permits, and prior to site disturbance for trail development, <a href="#">the CCSD and Friends of the Fiscalini Ranch Preserve, in consultation with the current CCSD Fire Chief, will develop a signage plan to address any safety signage needs on the FRP.</a> <del>Mileage markers shall be placed approximately every quarter mile.</del>	measure on grading and construction plans	development, and for the life of the project	approvals and/or permits prior to site disturbance	Community Services District
<a href="#">Project-wide</a>	PSU/mm-2	Trails proposed for emergency access, including the Marine Terrace Trail, <del>Creek to Ridge Trail,</del> and Santa Rosa Creek (West) Trail shall be maintained to ensure function and emergency access throughout the FRP.	Include the measure on grading and construction plans	For the life of the project	Obtain required approvals and/or permits prior to site disturbance	Cambria Community Services District
<a href="#">Project-wide</a>	PSU/mm-3	The Cambria CSD Fire Department shall acquire a small vehicle capable of carrying rescue personnel and their equipment, as well as individual victims, throughout the FRP, to expedite rescues and evacuations.	Acquire emergency response equipment	For the life of the project	Obtain required approvals	Cambria Community Services District
<a href="#">Project-wide</a>	PSU/mm-4	Immediately following use of an emergency vehicle on non-emergency access roads on the FRP, the FRP manager shall inspect the trail and implement erosion control measures and site restoration as necessary.	Conduct trail inspections as necessary	For the life of the project	Retain inspection documentation	Cambria Community Services District
<a href="#">Project-wide</a>	PSU/mm-5	Upon application for land use and construction permits and prior to site disturbance for trail development, the FRP sign program shall include signage stating the following, or similar language: "No fire of any kind shall be allowed on the FRP." Signage shall be placed within parking areas and at trailheads informing users of the rules and regulations pertaining to fire related hazards.	Include the measure on grading and construction plans	For the life of the project	Obtain required approvals and/or permits prior to site disturbance	Cambria Community Services District

<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
<a href="#">Project-wide</a>	PSU/mm-6	The Cambria CSD Fire Department shall continue to engage in annual fuel reduction activities, especially in the urban/wildland interface areas on the north and boundaries of the West FRP, as outlined in the <i>Public Access and Resource Management Plan</i> .	Maintain fuel reduction program	For the life of the project	Obtain required approvals and/or permits prior to fuel reduction activities	Cambria Community Services District
<a href="#">Project-wide</a>	PSU/mm-7	Upon application for land use and construction permits from the County for the Community Park on the East FRP, the CCSD or its designee shall submit a lighting plan showing the use of security lighting, <del>on appropriate facilities, which may include restrooms and the community center.</del> Parking areas throughout the FRP shall be designed consistent with the County Sheriff's Department publication "Crime Prevention through Environmental Design" (CPTED) where applicable.	Include the measure on grading and construction plans	Upon application for land use and construction permits for the Community Park Master Plan	Obtain required approvals and/or permits prior to site disturbance	Cambria Community Services District
<a href="#">Project-wide</a>	PSU/mm-8	Turn-outs and other areas not approved for vehicle parking shall be appropriately signed to inform visitors of the no camping and no parking limitations of the FRP.	Include the measure on grading and construction plans	Upon application for land use and construction permits for the Community Park Master Plan , and for the life of the project	Obtain required approvals and/or permits prior to site disturbance	Cambria Community Services District
<a href="#">Project-wide</a>	PSU/mm-9	During management of the FRP, the CCSD or ranch manager shall monitor trash quantity and determine if additional trash and recycling receptacles and trash pick-up days are necessary. Trash receptacles shall be placed at major trailheads at the boundary of the ranch, and adjacent to all parking areas.	Monitor receptacle capacity and implement modifications as necessary	For the life of the project	Obtain required approvals and/or permits prior to site disturbance	Cambria Community Services District





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