

Appendix B

MITIGATION MEASURES

APPENDIX B		
The following mitigation measures are contained in and required by the San Luis Ranch Environmental Impact Report. They are included in this document for reference. The City's mitigation Monitoring and Reporting Program will include the precise language, timing, and monitoring requirements for these measures.		
MITIGATION MEASURES TO ADDRESS CLASS I IMPACTS	LOCATION IN SPECIFIC PLAN	
	Section	Page
AIR QUALITY		
AQ-1. Encourage Telecommuting. The project applicant or developers of individual projects within the Specific Plan Area shall include provisions to encourage employers within the proposed commercial, office, and hotel components of the project to implement telecommuting programs and include teleconferencing capabilities, such as web cams or satellite linkage, which will allow employees to attend meetings remotely without requiring them to travel out of the area.		
CULTURAL RESOURCES		
CR-1(a). Historical Structure Relocation and Reconstruction Plan. In order to implement Specific Plan Policy 2.5, a relocation and reconstruction plan for the former spectator's barn/viewing stand and main residence shall be developed by a qualified historic architect. The plan shall include a structural/architectural report documenting existing integrity and conditions and include detailed treatment methods and measures to ensure that historic integrity is retained and that all identified character defining features will be preserved.	3.9	3-50
CR-1(b). Archival Documentation of Historic Buildings. The applicant shall provide archival documentation of the San Luis Ranch Complex in as-built and as-found condition in the form of an Historic American Building Survey (HABS) Level II documentation. The documentation shall comply with the Secretary of the Interior's Standards for Architectural and Engineering Documentation (NPS 1990), and shall include large-format photographic recordation, detailed historic narrative report, and compilation of historic research. The documentation shall be completed by a qualified architectural historian or historian who meets the Secretary of the Interior's Professional Qualification Standards for History and/or Architectural History (NPS 1983). The original archival-quality documentation shall be offered as donated material to the History Center of San Luis Obispo County. <u>Archival copies of the documentation shall also be submitted to the San Luis Obispo County Library.</u>		
CR-1(c). Informational Display of Historic Resources. A retrospective interpretive display detailing the history of the San Luis Ranch Complex and the project site, its significance, and its important details and features shall be developed by the applicant. The information should be incorporated into a publicly-accessed building on the project site, such as the proposed Agricultural Heritage Facilities and Learning Center, or a publicly-accessed outdoor location. The display shall include images and details from the HABS documentation described in Mitigation Measure CR-1(b) and any collected research pertaining to the historic property. The content shall be prepared by a qualified architectural historian or historian who meets the Secretary of the Interior's Professional Qualification Standards for History and/or Architectural History (NPS 1983).		
NOISE		
N-1(a). Construction Vehicle Travel Route. Construction vehicles and haul trucks shall utilize roadways which avoid residential neighborhoods and sensitive receptors where possible.	7.8.1	7-24
N-1(b). Construction Activity Timing. Except for emergency repair of public service utilities, or where an exception is issued by the Community Development Department, no operation of tools or equipment used in construction, drilling, repair, alteration, or demolition work shall occur daily between the hours of 7:00 PM and 7:00 AM, or any time on Sundays, holidays, or after sunset, such that the sound creates a noise disturbance that exceeds 75 dBA for single family residential, 80 dBA for multi-family residential, and 85 dBA for mixed residential/commercial land uses across a residential or commercial property line.	7.8.1	7-24
N-1(c). Construction Equipment Best Management Practices (BMPs). For all construction activity at the project site, noise attenuation techniques shall be employed to ensure that noise levels are maintained within levels allowed by the City of San Luis Obispo Municipal Code, Title 9, Chapter 9.12 (Noise Control).	7.8.1	7-24
TRANSPORTATION		
T-1(a) Intersection #1: Madonna Road & Los Osos Valley Road. - City optimize signal timing to accommodate increased project volumes	6.7	6-16 - 6-17
T-1(b) Intersection #3: Madonna Road & Dalidio Drive/Prado Road. <ul style="list-style-type: none"> Extend existing westbound left turn lane on Madonna Road to Dalidio Drive/Prado Road to 310' (Phase 1) Install 2nd westbound 310' left turn lane on Madonna Road to Dalidio Drive/Prado Road (Phase 1) Install eastbound 250' right turn pocket on Madonna Road to Dalidio Drive/Prado Road (Phase 1) Install 2nd northbound left shared with through-lane on Prado Road/Dalidio Drive to Madonna Road (Phase 1) Prohibit westbound U-turns on Madonna Road (Phase 1) Provide split phase operations & optimize signal timing (Phase 1) 		
T-1(c) Intersection #5: Madonna Road & U.S. 101 Southbound Ramps. <ul style="list-style-type: none"> Construct Prado Road Overpass (Overpass-Only, Phase 2) 		
T-1(d) Intersection #8: Higuera Street & South Street. <ul style="list-style-type: none"> Optimize Signal Timing 		
T-1(e) Intersection #9: Los Osos Valley Road & Froom Ranch Way. <ul style="list-style-type: none"> Install dedicated 230' right turn lane on Los Osos Valley Road approach to northbound Froom Ranch Way (with Froom Ranch Way bridge construction) Extend right turn lane on Los Osos Valley Road approach to southbound Froom Ranch Way to 110' (with Froom Ranch Way bridge construction) Install 2nd southbound left turn lane on Froom Ranch Way approach to eastbound Los Osos Valley Road (with Froom Ranch Way bridge construction) 		
T-1(f) Intersection #10: Los Osos Valley Road & Auto Park Way. <ul style="list-style-type: none"> Signalization (Phase 1) Construct Prado Road Overpass (Overpass Only, Phase 2) 		
T-1(g) Intersection #16: S. Higuera Street & Tank Farm Road. <ul style="list-style-type: none"> Construct Prado Road Overpass (Overpass Only Phase 2) Extend northbound right turn pocket to 230' and channelize movement (Phase 1) 		
T-1(h) Intersection #21: Prado Road/Dalidio Drive & Froom Ranch Way. <ul style="list-style-type: none"> Install multilane roundabout control (when connection is constructed) 		
T-1(i) Intersection #25: Prado Road/Dalidio Drive & SC Project Driveway. <ul style="list-style-type: none"> Install multilane roundabout control or restricted access (when connection is constructed) 		
T-2(a) Intersection #1: Madonna Road & Los Osos Valley Road. <ul style="list-style-type: none"> Construct Prado Road Overpass (Overpass Only, Phase 2) 		
T-2(b) Intersection #2: Madonna Road & Oceanaire Drive. <ul style="list-style-type: none"> Construct Prado Road Overpass (Overpass Only, Phase 2) 		
T-2(c) Intersection #5: Madonna Road & U.S. 101 S.B Ramps. <ul style="list-style-type: none"> Extend northbound Madonna Road left turn lane to 150' (Phase 1) 		
T-2(d) Intersection #6: Madonna Road & U.S. 101 Northbound Ramps. <ul style="list-style-type: none"> Construct Prado Road Overpass (Overpass Only, Phase 2) 		
T-2(e) Intersection #7: Madonna Road & Higuera Street. <ul style="list-style-type: none"> Construct Prado Road Overpass (Overpass Plus U.S. 101 northbound ramps, Phase 2) 		
T-2(f) Intersection #9: Los Osos Valley Road & Froom Ranch Way. <ul style="list-style-type: none"> Install dedicated 230' right turn lane on Los Osos Valley Road approach to northbound Froom Ranch Way (with Froom Ranch Way bridge construction) Extend right turn lane on Los Osos Valley Road approach to southbound Froom Ranch Way to 110' (with Froom Ranch Way Bridge construction) Install 2nd southbound left turn lane on Froom Ranch Way approach to eastbound Los Osos Valley Road (with Froom Ranch Way bridge construction) 		
T-2(g) Intersection #12: Los Osos Valley Road & U.S. 101 Southbound Ramps. <ul style="list-style-type: none"> Extend off-ramp left turn pocket to 320' (Phase 1) 		

T-2(h) Intersection #13: Los Osos Valley Road & U.S. 101 Northbound Ramps. • Construct Prado Road Overpass (Overpass Only, Phase 2)		
T-2(i) Intersection #14: Los Osos Valley Road & Higuera Street. • Extend eastbound right turn lane to 180' (Phase 1)		
T-2(j) Intersection #18: Prado Road & Higuera Street. • Install 2nd U.S. 101 northbound left turn lane (Phase 1) • Extend westbound right turn pocket to 400' (Phase 1)		
T-3(a) Segments #1 - #6: Madonna Road (Los Osos Valley Road to Higuera Street) • Construct Prado Road Overpass (Overpass Only, Phase 2) • Fund assessment of decreasing transit headways to 25 min • Construct parallel Class I multiuse paths or bike boulevard (Phase 1)		
T-3(b) Segments #7 - #8: Higuera Street (Madonna Road to Prado Road) • Construct Prado Road Overpass (Overpass and U.S. 101 northbound ramps, Phase 2) • Construct parallel Class I multiuse paths or bike boulevard (Phase 1)		
T-3(c) Segments #13 - #17: Los Osos Valley Road (Madonna Road to Higuera Street) • Construct Prado Road Overpass (Overpass and U.S. 101 northbound ramps, Phase 2) • Construct parallel Class I multiuse paths or bike boulevard (Phase 3)		
T-3(d) Segments #18 - #20: Dalidio Drive/Prado Road (From Ranch Way to Higuera Street) • Construct parallel Class I multiuse paths or bike boulevard (when Prado Road is constructed/improved)		
T-8(a). Intersection #3: Madonna Road & Dalidio Drive/Prado Road. • Existing & Near-Term Plus Project Mitigation (Mitigation Measure T-1[b])		
T-8(b). Intersection #9: Los Osos Valley Road & From Ranch Way. • Existing & Near-Term Plus Project Mitigation (Mitigation Measure T-1[e]/Mitigation Measure T-2[f])		
T-8(c). Intersection #10: Los Osos Valley Road & Auto Park Way. • Existing & Near-Term Plus Project Mitigation (Mitigation Measure T-1[f])		
T-8(d). Intersection #12: Los Osos Valley Road & U.S. 101 Southbound Ramps. • Construct Prado Road Overpass (Overpass with U.S. 101 northbound and southbound ramps)		
T-8(e). Intersection #13: Los Osos Valley Road & U.S. 101 Northbound Ramps. • Construct Prado Road Overpass (Overpass with U.S. 101 northbound and southbound ramps)		
T-8(f). Intersection #14: Los Osos Valley Road & S. Higuera Street. • Construct Prado Road Overpass (Overpass with U.S. 101 northbound and southbound ramps)		
T-8(g). Intersection #16: S. Higuera Street & Tank Farm Road. • Existing & Near-Term Plus Project Mitigation (Mitigation Measure T-1[f])		
T-9(a). Intersection #1: Madonna Road & Los Osos Valley Road. • Extend northbound right turn pocket on Los Osos Valley Road to 295' • Extend southbound left turn pocket on Madonna Road to 395'		
T-9(b). Intersection #2: Madonna Road & Oceanaire Drive. • Existing & Near-Term Plus Project Mitigation (Mitigation Measure T-1[b]) • Extend westbound right turn land on Madonna Road to 200'		
T-9(c). Intersection #3: Madonna Road & Dalidio Drive. • Existing & Near-Term Plus Project Mitigation (Mitigation Measure T-1[b])		
T-9(d). Intersection #4: Madonna Road & El Mercado. • Existing & Near-Term Plus Project Mitigation (Mitigation Measures T-1[b])		
T-9(e). Intersection #5: Madonna Road & U.S. 101 Southbound Ramps. • Construct Prado Road Overpass (Overpass with U.S. 101 northbound and southbound ramps)		
T-9(f). Intersection #6: Madonna Road & U.S. 101 Northbound Ramps. • Construct Prado Road Overpass (Overpass with U.S. 101 northbound and southbound ramps)		
T-9(g). Intersection #8: Higuera Street & South Street. • Extend northbound Higuera Street left turn pocket to 120' • Extend eastbound South Street right turn pocket to 100'		
T-9(h). Intersection #9: Los Osos Valley Road & From Ranch Way. • Existing & Near-Term Plus Project Mitigation (Mitigation Measure T-1[d]/Mitigation Measure T-2[f])		
T-9(i). Intersection #11: Los Osos Valley Road & Calle Joaquin. • Construct Prado Road Overpass (Overpass with U.S. 101 northbound and southbound ramps)		
T-9(j). Intersection #12: Los Osos Valley Road & U.S. 101 Southbound Ramps. • Construct Prado Road Overpass (Overpass with U.S. 101 northbound and southbound ramps)		
T-9(k). Intersection #14: Los Osos Valley Road & S. Higuera Street. • Construct Prado Road Overpass (Overpass with U.S. 101 northbound and southbound ramps)		
T-9(l). Intersection #16: S. Higuera Street & Tank Farm Road. • Existing & Near-Term Plus Project Mitigation (Mitigation Measure T-1[g])		
T-9(m). Intersection #18: Higuera Street & Prado Road. • Existing & Near-Term Plus Project Mitigation (Mitigation Measure T-2[j])		
T-10(a). Segments #1 - #6: Madonna Road (Higuera Street to Los Osos Valley Road). • Construct Prado Road Overpass (Overpass with U.S. 101 northbound and southbound ramps)		
T-10(b). Segments #15 - #16: Los Osos Valley Road (Calle Joaquin to U.S. 101 Northbound Ramps). • Construct Prado Road Overpass (Overpass with U.S. 101 northbound and southbound ramps)		
T-10(c). Segment #24: Prado Road/Dalidio Drive (Project Driveway to From Ranch Way). • Construct Prado Road Overpass (Overpass with U.S. 101 northbound and southbound ramps)		
MITIGATION MEASURES TO ADDRESS CLASS II IMPACTS		
AGRICULTURAL RESOURCES		
AG-1. Agricultural Conservation. Prior to issuance of any grading permits the project proponent shall provide that for every one (1) acre of Important Farmland (Prime Farmland, Farmland of Statewide Importance, and Unique Farmland) on the site that is permanently converted to non-agricultural use as a result of project development, one (1) acre of land of comparable agricultural productivity shall be preserved in perpetuity. The land dedicated to agriculture pursuant to this measure shall be of size, location and configuration appropriate to maintain a viable, working agricultural operation. The acreage required to meet the 1:1 ratio may be met by the off-site agricultural conservation easement/deed restriction proposed by the project applicant, as long as this land meets the conditions outlined in this measure. Said mitigation shall be satisfied by the applicant through:		
1) Granting a perpetual conservation easement(s), deed restriction(s), or other farmland conservation mechanism(s) to the City or qualifying entity which has been approved by the City, such as the Land Conservancy of San Luis Obispo, for the purpose of permanently preserving agricultural land. The required easement(s) area or deed restriction(s) shall therefore total a minimum of 59.3 acres of Prime Farmland. The land covered by said off-site easement(s) or deed restriction(s) shall be located within the City's Urban Reserve Line or Greenbelt; or	4.2.1	4-5
2) Making an in-lieu payment to a qualifying entity which has been approved by the City, such as the Land Conservancy of San Luis Obispo, to be applied toward the future purchase of a minimum of 59.3 acres of Prime Farmland in San Luis Obispo County, together with an endowment amount as may be required. The payment amount shall be determined by the qualifying entity or a licensed appraiser; or	4.2.1	4-5

3) Making an in-lieu payment to a qualifying entity which has been approved by the City and that is organized for conservation purposes, to be applied toward a future perpetual conservation easement, deed restriction, or other farmland conservation mechanism to preserve a minimum of 59.3 acres of Prime Farmland in San Luis Obispo County. The amount of the payment shall be determined by the qualifying entity or a licensed appraiser; or	4.2.1	4-5
4) Any combination of the above.	4.2.1	4-5
AG-3(a). Agricultural Conflict Avoidance Measures. The following language shall be added to Section 4.2.1, Agricultural Buffer, of the San Luis Ranch Specific Plan: <i>Agricultural buffers will include City-approved measures to reduce availability of public access to agricultural cultivation areas adjacent to the project site (e.g., fencing, signs, etc.). Future residents will be notified of agricultural buffers as part of purchase or lease agreements.</i>	4.2.2	4-6
AG-3(b). Agricultural Fencing. The project applicant shall coordinate with the City to fund installation of fencing and signs along Froom Ranch Way and Daldio Drive/Prado Road to minimize potential for increases in trespass and vandalism of adjacent agricultural areas.	4.2.2	4-6
AG-3(c). Buffer Landscaping. To reduce the potential for noise, dust, and pesticide drift to affect future residents on the project site, the project applicant shall ensure that project landscape plans include planting of a windrow of trees and shrubs within the agricultural buffer along Froom Ranch Way at a sufficient density to buffer the site from surrounding agricultural operations.	4.2.2	4-6
AIR QUALITY		
AQ-2(a). Fugitive Dust Control Measures. Construction projects shall implement the following dust control measures so as to reduce PM10 emissions in accordance with SLOAPCD requirements.	5.4.3	5-10
AQ-2(b). Standard Control Measures for Construction Equipment.	5.4.3	5-10
AQ-2(c). Best Available Control Technology (BACT) for Construction Equipment.	5.4.3	5-10
AQ-2(d). Architectural Coating. To reduce ROG and NOX levels during the architectural coating phase, low or no VOC-emission paint shall be used with levels of 50 g/L or less.	5.4.3	5-10
AQ-3(a). Standard Operational Mitigation Measures. Prior to issuance of grading permits, the applicant shall define and incorporate into the San Luis Ranch Specific Plan standard emission reduction measures from the SLOAPCD CEQA Air Quality Handbook to reduce emissions to below daily threshold levels.	5.4.3	5-10
AQ-3(b). Off-Site Mitigation. If implementation of standard emission reduction measures from the SLOAPCD CEQA Air Quality Handbook described in Mitigation Measure AQ-3(a) is insufficient to reduce emissions to below daily threshold levels, then the applicant shall coordinate with SLOAPCD to provide funding for off-site emission reduction measures to reduce emissions to below daily threshold levels.	5.4.3	5-10
BIOLOGICAL RESOURCES		
BIO-1(a). Best Management Practices. The applicant shall ensure the following general wildlife Best Management Practices (BMPs) are required for construction activity within the San Luis Ranch Specific Plan Area.	5.4.1	5-8
BIO-1(b). Worker Environmental Awareness Program Training. Prior to the initiation of construction activities (including staging and mobilization), the applicant shall ensure all personnel associated with project construction attend a Worker Environmental Awareness Program (WEAP) training.	5.4.1	5-8
BIO-1(c). Western Pond Turtle and Two-Striped Garter Snake Impact Avoidance and Minimization. The applicant shall ensure the following actions are implemented to avoid and minimize potential impacts to western pond turtle and two-striped garter snake (these reptiles utilize similar habitats; therefore, implementation of the proposed measures for western pond turtle are also suitable and appropriate for two-striped garter snake):	5.4.1	5-8
BIO-1(d). California Red-legged Frog, Western spadefoot, and Coast Range Newt Impact Avoidance and Minimization. The applicant shall implement the following to avoid and minimize potential impacts to CRLF. Because coast range newt and western spadefoot are amphibians that utilize similar habitats to CRLF, implementation of the following measures provided for CRLF shall be implemented for these species as well.	5.4.1	5-8
BIO-1(e). Steelhead Impact Avoidance and Minimization. The applicant shall ensure the following actions are undertaken to avoid and minimize potential impacts to steelhead:	5.4.1	5-8
BIO-1(f). Great Blue Heron and Monarch Butterfly Impact Avoidance and Minimization. The applicant shall ensure the following actions are undertaken to avoid and minimize potential impacts to overwintering monarch butterflies and nesting great blue herons.	5.4.1	5-8
BIO-1(g). Nesting Birds Impact Avoidance and Minimization. The applicant shall ensure the following actions are undertaken to avoid and minimize potential impacts to nesting birds:	5.4.1	5-8
BIO-1(h). Roosting Bats Impact Avoidance and Minimization. The applicant shall ensure the following actions are undertaken to avoid and minimize potential impacts to roosting bats:	5.4.1	5-8
BIO-2(a). Habitat Mitigation and Monitoring Plan. A Habitat Mitigation and Monitoring Plan (HMMP) shall be prepared which will provide a minimum 2:1 ratio (replaced: removed) for temporary and permanent impacts to riparian habitat. The HMMP will identify the specific mitigation sites and it will be implemented immediately following project completion. The HMMP shall include, at a minimum, the following components:	5.4.1	5-8
BIO-2(b). Tree Replacement. Riparian trees four inches or greater measured at diameter-at-breast-height (DBH) shall be replaced in-kind at a minimum ratio of 3:1 (replaced: removed). Trees 24 inches or greater inches DBH shall be replaced in-kind at a minimum ratio of 10:1. Willows and cottonwoods may be planted from live stakes following guidelines provided in the California Salmonid Stream Habitat Restoration Manual for planting dormant cuttings and container stock (CDFW 2010).	5.4.1	5-8
BIO-2(c). Froom Ranch Way Bridge Design to Avoid Riparian Areas. The Froom Ranch Way Bridge crossing footings shall be placed outside mapped riparian areas. The placement of the bridge and footings shall be indicated on the Development Plan, VIM, and HMMP, and shall show the bridge's placement in relation to existing vegetation and the bed and bank of Prefumo Creek.	5.4.1	5-8
CULTURAL RESOURCES		
CR-2(a). Retain a Qualified Principal Investigator. In accordance with Conservation and Open Space Policies 3.5.6 and 3.5.7, a qualified principal investigator, defined as an archaeologist who meets the Secretary of the Interior's Standards for professional archaeology (hereafter qualified archaeologist), shall be retained to carry out all mitigation measures related to archaeological resources. Monitoring shall involve inspection of subsurface construction disturbance at or in the immediate vicinity of known sites, or at locations that may harbor buried resources that were not identified on the site surface. A Native American monitor shall also be present because the area is a culturally sensitive location. The monitor(s) shall be on-site on a full-time basis during earthmoving activities, including grading, trenching, vegetation removal, or other excavation activities.		
CR-2(b). Unanticipated Discovery of Archaeological Resources. In the event that archaeological resources are exposed during construction, all work shall be halted in the vicinity of the archaeological discovery until a qualified archaeologist can visit the site of discovery and assess the significance of the cultural resource. In the event that any artifact or an unusual amount of bone or shell is encountered during construction, work shall be immediately stopped and relocated to another area. The lead agency shall stop construction within 100 feet of the exposed resource until a qualified archaeologist/paleontologist can evaluate the find (see 36 CFR 800.11.1 and CCR, Title 14, Section 15064.5[f]). Examples of such cultural materials might include: ground stone tools such as mortars, bowls, pestles, and manos; chipped stone tools such as projectile points or choppers; flakes of stone not consistent with the immediate geology such as obsidian or fused shale; historic trash pits containing bottles and/or ceramics; or structural remains. If the resources are found to be significant, they must be avoided or will be mitigated consistent with State Historic Preservation Office (SHPO) Guidelines.		
HAZARD/HAZARDOUS MATERIALS		

<p>HAZ-4. Soil Sampling and Remediation. Prior to issuance of any grading permits, a contaminated soil assessment shall be completed in the portions of land to be graded for development. Soil samples shall be collected under the supervision of a professional geologist or environmental professional to determine the presence or absence of contaminated soil in these areas. The sampling density shall be in accordance with guidance from San Luis Obispo County Environmental Health Services, so as to define the volume of soil that may require remediation. Laboratory analysis of soil samples shall be analyzed for the presence of organochlorine pesticides, in accordance with EPA Test Method SW8081A, and heavy metals in accordance with EPA Test Methods 6010B and 7471A. If soil sampling indicates the presence of pesticides or heavy metals exceeding applicable environmental screening levels, the soil assessment shall identify the volume of contaminated soil to be excavated.</p> <p>If concentrations of contaminants exceed EPA action levels and therefore warrant remediation, contaminated materials shall be remediated either prior to concurrent with construction and an Environmental Site Assessment (ESA) shall be prepared. Cleanup may include excavation, disposal, bio-remediation, or any other treatment of conditions subject to regulatory action. All necessary reports, regulations and permits shall be followed to achieve cleanup of the site. The contaminated materials shall be remediated under the supervision of an environmental consultant licensed to oversee such remediation and under the direction of the lead oversight agency. The remediation program shall also be approved by a regulatory oversight agency, such as the San Luis Obispo County Environmental Health Services, the Regional Water Quality Control Board (RWQCB), or DTSC. All proper waste handling and disposal procedures shall be followed. Upon completion of the remediation, the environmental consultant shall prepare a report summarizing the project, the remediation approach implemented, and the analytical results after completion of the remediation, including all waste disposal or treatment manifests.</p>		
<p>HAZ-5(a). Groundwater Assessment for Contamination at Untested Wells. Any groundwater wells on the project site that would be used for agricultural irrigation shall be sampled by a registered soils engineer or remediation specialist to determine the presence or absence of regulated contaminants prior to issuance of grading permits. This assessment shall target on-site PCE associated with off-site dry cleaning operations.</p>		
<p>HAZ-5(b). Groundwater Remediation. If groundwater sampling indicates the presence of any contaminant in hazardous quantities, the project applicant (or authorized agent thereof) shall contact the Regional Water Quality Control Board (RWQCB) and Department of Toxic Substances (DTSC) to determine the level of any necessary remediation efforts. These may include:</p> <ul style="list-style-type: none"> • Installation of charcoal filtration into well-head systems at wells where PCE is identified in hazardous quantities. After installation of charcoal filtration, groundwater wells shall be re-sampled consistent with Mitigation Measure HAZ-5(a). • Groundwater remediation to contaminant concentrations below applicable standards in compliance with applicable laws prior to issuance of grading permits. A copy of the applicable remediation certification from Regional Water Quality Control Board (RWQCB) and/or Department of Toxic Substances (DTSC), or written confirmation that a certification is not required, shall be submitted to the Community Development Department. 		
HAZ-6. Naturally Occurring Asbestos Exposure Avoidance and Minimization:		
<p>a. Prior to earthwork activities, a site-specific health and safety plan shall be developed per California Occupational Safety and Health Administration (CalOSHA) requirements. The plan shall include appropriate health and safety measures if NOA is detected in soil or bedrock beneath the project site. All construction workers that have the potential to come into contact with contaminated soil/bedrock and groundwater shall be knowledgeable of the requirements in the health and safety plan, which includes proper training and personal protective equipment. The health and safety plan shall prescribe appropriate respiratory protection for construction workers.</p>		
<p>b. Prior to beginning construction, a soil and bedrock analysis for asbestos using polarized light microscopy and transmission electron microscopy by a qualified laboratory shall be conducted. Samples of soil shall be collected from multiple locations across the site, and bedrock samples shall be collected from locations where excavation into bedrock is anticipated. If NOA is detected, appropriate regulations pertaining to excavation, removal, transportation, and disposal of NOA shall be followed. The sampling strategy shall take into account the locations of potential source areas, and the anticipated lateral and vertical distribution of contaminants in soil and/or groundwater. The results of the investigation shall be documented in a report that is signed by a California Professional Geologist. The report shall include recommendations based upon the findings for additional investigation/remediation if contaminants are detected above applicable screening levels (e.g., excavate and dispose, groundwater and/or soil vapor extraction, or in situ bioremediation).</p>		
<p>c. During earthwork activities, appropriate procedures shall be incorporated in the event that NOA is detected in soil or bedrock beneath the project site. These procedures shall be followed to eliminate or minimize construction worker or general public exposure to potential contaminants in soil. Procedures shall include efforts to control fugitive dust, contain and cover excavation debris piles, appropriate laboratory analysis of soil for waste characterization, and segregation of contaminated soil from uncontaminated soil. The applicable regulations associated with excavation, removal, transportation, and disposal of contaminated soil shall be followed (e.g., tarping of trucks and waste manifesting). These procedures may be subject to San Luis Obispo APCD requirements under the California ARB ATCM for Construction, Grading, Quarrying, and Surface Mining Operations.</p>		
HYDROLOGY AND WATER QUALITY		
<p>HWQ-1(a). Stormwater Pollution Prevention Plan. All required actions shall be implemented pursuant to a SWPPP and SWMP to be prepared by the project applicant and submitted by the City to the Regional Water Quality Control Board under the NPDES Phase II program. At a minimum, the SWPPP/SWMP shall include the following BMPs:</p> <ul style="list-style-type: none"> • The use of sandbags, straw bales, and temporary de-silting basins during project grading and construction during the rainy season to prevent discharge of sediment-laden runoff into stormwater facilities; • Revegetation as soon as practicable after completion of grading to reduce sediment transport during storms; • Installation of straw bales, wattles, or silt fencing at the base of bare slopes before the onset of the rainy season (October 15th through April 15th); • Installation of straw bales, wattles, or silt fencing at the project perimeter and in front of storm drains before the onset of the rainy season (October 15th through April 15th); and/or • Alternative BMPs as approved by the RWQCB as part of the SWPPP submittal. 	5.5	5-11
<p>HWQ-1(b). Berms and Basins. As specified in the SWPPP, the applicant shall be required to manage and control runoff by constructing temporary berms, sediment basins, runoff diversions, or alternative BMP's as approved by the RWQCB as part of the SWPPP submittal, in order to avoid unnecessary siltation into local streams during construction activities where grading and construction shall occur in the vicinity of such streams.</p> <ul style="list-style-type: none"> • Berms and basins shall be constructed when grading commences and be periodically inspected and maintained. The project applicant shall sufficiently document, to the CCRWQCB satisfaction, the proper installation of such berms and basins during grading. 	5.5	5-11
<p>HWQ-1(c). Concept Grading Plan and Master Drainage Plan. As specified in the SWPPP and the City's Floodplain Management Regulations, the applicant shall be required to submit a Grading Plan and Master Drainage Plan to the Planning Division and City Public Works Director for approval prior to approval of the VTTM.</p>	5.5	5-11
<p>HWQ-3(a). Stormwater Quality Treatment Controls. BMP devices shall be incorporated into the stormwater quality system depicted in the Master Drainage Plan (refer to Mitigation Measure HWQ-1(c)).</p>	5.5	5-11
<p>HWQ-3(b). Stormwater BMP Maintenance Manual. The project applicant shall prepare a development maintenance manual for the stormwater quality system BMPs (refer to Mitigation Measure HWQ-3(a)). The maintenance manual shall include detailed procedures for maintenance and operations of all stormwater facilities to ensure long-term operation and maintenance of post-construction stormwater controls. The maintenance manual shall require that stormwater BMP devices be inspected, cleaned, and maintained in accordance with the manufacturer's maintenance specifications. The manual shall require that devices be cleaned prior to the onset of the rainy season (i.e., October 15th) and immediately after the end of the rainy season (i.e., May 15th). The manual shall also require that all devices be checked after major storm events.</p>		
<p>HWQ-3(c). Stormwater BMP Semi-Annual Maintenance Report. The property manager(s) or acceptable maintenance organization shall submit to the City of San Luis Obispo Public Works Department a detailed report prepared by a licensed Civil Engineer addressing the condition of all private stormwater facilities, BMPs, and any necessary maintenance activities on a semi-annual basis (October 15th and May 15th of each year). The requirement for maintenance and report submittal shall be recorded against the property.</p>		
<p>HWQ-4. Conditional Letter of Map Revision/Letter of Map Revision. The applicant, in conjunction with the City of San Luis Obispo, shall prepare the CLOMR application and obtain a LOMR from FEMA.</p>		
LAND USE		
<p>Mitigation Measures AG-1 and AG-3 would ensure that the Specific Plan would not result in conflicts between the San Luis Obispo LAFCO agricultural policies and the Specific Plan.</p>		

<p>The following Mitigation Measures would apply to this impact:</p> <ul style="list-style-type: none"> • Section 4.1, Aesthetics: AES-1(a) and AES-1(b) • Section 4.2, Agricultural Resources: AG-1, AG-3 • Section 4.4, Biological Resources: BIO-1(a) through BIO-1(h) and BIO-2(a) through BIO-2(c) • Section 4.5, Cultural Resources: CR-1(a) through CR-1(c) • Section 4.7, Hazards and Hazardous Materials: HAZ-4, HAZ-5(a), HAZ-5(b), HAZ-6 • Section 4.10, Noise: N-1(a) through N-1(g), N-4(a), N-4(b), N-5(a) through N-5(d) • Section 4.12, Transportation and Circulation: T-1(a) through T-1(i), T-2(a) through T-2(j), T-3(a) through T-3(d), T-4, T-5, T-6, T-7, T-8(a) through T-8(g), T-9(a) through T-9(m), T-10(a) through T-10(c) • Section 4.14, Issues Addressed in the Initial Study: GEO-1, GEO-3 		
NOISE		
<p>N-4(a). HVAC Equipment. Retail HVAC equipment shall be shielded and located on building rooftops, or a minimum of 100 feet from the nearest residential property line.</p>		
<p>N-4(b). Parking Lot/Loading Dock Orientation and Noise Barrier. Parking areas and loading docks within the proposed retail areas shall be located a minimum of 100 feet from the property lines of the nearest residential properties. For parking areas and loading docks located a minimum of 250 feet from the property line of residential properties to the west, or for parking areas and loading docks located a minimum of 150 feet from the property line of residential properties to the west with a building intervening line-of-sight between the parking area/loading dock and the residential property, no further mitigation would be required.</p>	3.8.2	3-44
<p>N-5(a). Interior Noise Reduction. The project applicant shall implement the following measures, or similar combination of measures, which demonstrate that interior noise levels in proposed residences, hotel, and offices would be reduced below the City's 45 dBA CNEL interior noise standard. N-5(b). Residential Outdoor Activity Area Noise Attenuation. Outdoor activity areas (e.g., patios and hotel pool areas) associated with shared multifamily residential recreational spaces, hotel, commercial, and office uses shall be protected from sound intrusion so that they meet the City's exterior standard of 60 dBA CNEL.</p>	3.2.2, 3.3.2, 3.4.2, 3.5.2, 3.6.2, 3.7.2, 3.8.2	3-10, 3-14, 3-18, 3-24, 3-28, 3-32, 3-44
<p>N-5(b). Residential Outdoor Activity Area Noise Attenuation. Outdoor activity areas (e.g., patios and hotel pool areas) associated with shared multifamily residential recreational spaces, hotel, commercial, and office uses shall be protected from sound intrusion so that they meet the City's exterior standard of 60 dBA CNEL. Outdoor activity areas shall be oriented away from traffic noise such that intervening buildings reduce traffic noise or shall include noise barriers capable of reducing traffic noise levels to meet the City's exterior standard. Hotel pool areas shall be located a minimum of 500 feet from the U.S. 101 right-of-way. Noise barriers may be constructed of a material such as tempered glass, acrylic glass, or masonry material with a surface density of at least three pounds per square foot, and shall have no openings or gaps. The applicant shall submit a report to the Community Development Department by a qualified acoustic consultant certifying that the specific outdoor noise reduction techniques in combination with the orientation of outdoor activity areas of shared multifamily residential recreational spaces, hotel, commercial, and offices would achieve exterior noise levels that would not exceed 60 dBA CNEL.</p>	3.7.2, 3.8.2	3-32, 3-44
<p>N-5(c). Froom Ranch Way Noise Barrier. A masonry noise barrier shall be installed along the southern property line of residential lots that abut Froom Ranch Way to protect outdoor activity areas (patios and pools) at these residences from sound intrusion from traffic along Froom Ranch Way. The noise barrier shall provide, at minimum, a 6 foot high barrier between Froom Ranch Way and the neighboring residences from the final grade of whichever use (i.e., Froom Ranch Way or residences) has a higher final elevation. The noise barrier shall be constructed of any masonry material with a surface density of at least three pounds per square foot, and shall have no openings or gaps.</p>	3.2.2, 3.3.2, 3.4.2	3-10, 3-14, 3-18
<p>N-5(d). U.S. Highway 101 Noise Barrier at Hotel. If the hotel includes an outdoor activity area (such as a patio or pool) a masonry noise barrier must be installed along the eastern property line of the hotel where it abuts the U.S. 101 right of way to protect these outdoor activity areas from sound intrusion from traffic along U.S. 101. The noise barrier shall provide, at minimum, an 8 foot high barrier between U.S. 101 and the hotel from the final grade of whichever use (i.e., U.S. 101 or hotel) has a higher final elevation. The noise barrier shall be constructed of any masonry material with a surface density of at least three pounds per square foot, and shall have no openings or gaps.</p>	3.8.2	3-44
RECREATION		
<p>REC-1. Parkland In-lieu Fees. The project applicant shall pay parkland in-lieu fees in accordance with the City's parkland in-lieu fee program for the parkland shortage. The project's specific fee shall be determined by the City at the time of project approval, after accounting for parkland provided within the San Luis Ranch Specific Plan Area. The in-lieu fees collected from the project shall be directed to new projects or improvements to existing parks and recreation facilities within the City of San Luis Obispo parks system.</p>	N/A	N/A
TRANSPORTATION		
<p>T-4. Construction Traffic Management Plan. Prior to construction, a traffic management plan shall be prepared for review and approval by the City of San Luis Obispo Public Works Department. The traffic management plan shall be based on the type of roadway traffic conditions, duration of construction, physical constraints, nearness of the work zone to traffic and other facilities (bicycle, pedestrian, driveway access, etc.).</p>	7.6	7-20
<p>T-5. Froom Ranch Way Bridge Phasing. The Froom Ranch Way bridge connection shall be completed prior to occupancy of Phase 1 of the Specific Plan buildout.</p>	7.6	7-20
<p>T-6. Project Site Intersection Roundabout Control. New roadway intersections within the Specific Plan Area shall be controlled using roundabout design, unless the City Public Works Department determines that roundabout control is infeasible.</p>	6.7	6-16 - 6-17
<p>T-7. Traffic Calming Features. New roadway intersections along San Luis Ranch Road shall include neighborhood traffic circles at key intersections, and traffic-calming features, such as diverters, along longer uninterrupted segments.</p>		
ISSUES ADDRESSED IN THE INITIAL STUDY		
<p>GEO-1. Earthquake and Ground Acceleration Design and Construction Measures. Design and construction of the buildings, roadway infrastructure and all subgrades shall be specifically proportioned to resist Design Earthquake Ground Motions (Design amax) of SD1-0.481 and SDS-0.832 and engineered to withstand Maximum Considered Earthquake (MCE) peak ground acceleration (PGAM) equal to 0.519 g, as described in the Soils Engineering Report for the project (GeoSolutions, Inc., 2015). The design should take into consideration the soil type, potential for liquefaction, and the most current and applicable seismic attenuation methods that are available.</p>		
<p>GEO-2. Operational Seismic Safety Requirement. For retail stores included in the project, goods for sale may be stacked no higher than 8 feet from the floor in any area where customers are present, unless provisions are made to prevent the goods from falling during an earthquake of up to 7.5 magnitude. The stacking or restraint methods shall be reviewed and approved by the City before approval of occupancy permits, and shall be a standing condition of occupancy.</p>		
<p>GEO-3. Geotechnical Design. The project plans and specifications shall include the geotechnical recommendations included in the Soils Engineering Report, prepared by GeoSolutions, Inc. on May 29, 2015. Recommendations therein that shall be incorporated into the final project building plans include specification for the following components of development preparation and design:</p> <ul style="list-style-type: none"> • Building Pad Preparation • Paved Areas Preparation • Pavement Design • Interlocking Concrete Pavers • Conventional Foundations • Post-Tensioned Slabs • Slab-On-Grade Construction • Retaining Walls • Exterior Concrete Flatwork 		

