

Appendix I

EIR Mitigation Index

Table ES-1. Project Impacts, Mitigation Measures and Residual Impacts

Impacts		Mitigation Measures	DP or SP Page Number
3.1 Aesthetics and Visual Resources			
VIS-1. Implementation of the Project would result in impacts to the existing scenic resources present at the site, particularly due to conversion of agricultural land to urban development, loss of mature native trees along Tank Farm Creek, and impairment of distant views of the Santa Lucia Mountains, Islay Hill, and Irish Hills from adjacent public roads.	None required		
VIS-2. The proposed Project would result in a change in the existing visual character of the site with the change of the rural character to a commercial and residential neighborhood.	None required		
VIS-3. Construction of the Project would create short-term disruption of the visual appearance of the site for travelers along Buckley Road, Vachell Lane, and Venture Drive.	<i>MM VIS-3. The Applicant shall include the development of the entire landscape and open space buffer outside of the URL within Phase 1 of the construction period. Vegetation within the buffer would provide partial screening of ongoing construction.</i>		DP-Page 48, Figure 15
VIS-4. The proposed Project would introduce a major new source of nighttime light, impacting the quality of the nighttime sky and increasing ambient light.	None required		
3.2 Agricultural Resources			
AG-1. The proposed Project would impact agricultural land within the Project site and offsite Buckley Road Extension with the direct conversion of historically cultivated farmland to urban development.	<i>MM AG-1. The Applicant shall establish an offsite agricultural conservation easement or pay in-lieu fees to a City designated fund dedicated to acquiring and preserving agricultural land. While the City's priority is that such agricultural land be acquired in the closest feasible proximity to the City, mitigation may be implemented using one of the following options:</i>		DP-Page 23, Appendix H

Table ES-1. Project Impacts, Mitigation Measures and Residual Impacts (Continued)

Impacts	Mitigation Measures	DP or SP Page Number
	<p>a. <i>The Applicant shall ensure permanent protection of farmland of equal area and quality, which does not already have permanent protection, within the City of San Luis Obispo, consistent with City Policy 8.6.3(C) and AASP Policy 3.2.18. The Applicant shall identify and purchase or place in a conservation easement a parcel of land of at least 71 acres of equal quality farmland, or provide in-lieu fees to allow the City to complete such an acquisition.</i></p> <p>b. <i>If no suitable parcel exists within the City limits, the Applicant shall identify and purchase or place in a conservation easement a parcel of farmland, of equal quantity and quality, within the City's Sphere of Influence that is threatened by development of nonagricultural uses. The parcel shall be placed in an agricultural conservation easement (refer to Figure 2 in the Land Use Element for City Sphere of Influence). The Applicant may also provide in-lieu fees to allow the City to complete such an acquisition.</i></p> <p>c. <i>In the event that no suitable land is available within the City limits or City's Sphere of Influence, the Applicant shall identify and purchase or place in a conservation easement a parcel of farmland, of equal quantity and quality, within the City's Planning Area that is threatened by development of nonagricultural uses. This parcel shall be placed in an agricultural conservation easement (refer to Figure 1 in the Land Use Element for City Planning Area). The Applicant may also provide in-lieu fees to allow the City to complete such an acquisition.</i></p> <p>d. <i>In the event that no suitable land for an agricultural conservation easement is available for purchase within the City limits, the City's Sphere of Influence, or Planning Area, the Applicant shall identify and purchase or place in a conservation easement a parcel of farmland, of equal quantity and quality, within County lands (e.g., agricultural lands north and south of Buckley Road) that is considered to be threatened by the conversion to nonagricultural use. This parcel shall be placed in an agricultural conservation easement.</i></p>	<p>DP-Page 23</p>

Table ES-1. Project Impacts, Mitigation Measures and Residual Impacts (Continued)

Impacts	Mitigation Measures	DP or SP Page Number
	<p><i>The Applicant may also provide in-lieu fees to allow the City to complete such an acquisition. The Applicant shall demonstrate that such land is as close in proximity to the City as feasible.</i></p>	
<p>AG-2. Development of the proposed Project would create potential land use conflicts with continued agricultural operations to the south and east of the Project site.</p>	<p>MM AG-2a. To address potential agricultural land use conflicts, the Applicant shall coordinate with the City and county to fund installation of fencing and signs along Buckley Road to minimize potential for increases in trespass and vandalism of adjacent agricultural areas. Along the south side of Buckley Road, the use of three strand barbwire fencing would be acceptable. Along the north side of the Buckley Road extension bordering the Class I bike path, split rail fencing shall be installed or other fencing acceptable to the County.</p>	<p>DP-Page 48</p>
	<p>MM AG-2b. To reduce the potential for noise, dust, and pesticide drift to affect future Project residents, the Applicant shall ensure that Project landscape plans include planting of a windrow of trees and shrubs along the proposed southern landscape berm and eastern Project site boundary at a sufficient density to buffer the site from surrounding agricultural operations.</p>	<p>DP-Appendix C, Areas 1, 3 DP-Page 60</p>
<p>3.3 Air Quality and Greenhouse Gas Emissions</p>		
<p>AQ-1. The Project would result in potentially significant construction-related air quality impacts from dust and air pollutant emissions generated by grading and construction equipment operation.</p>		
<p>AQ-2. The Project would result in significant long-term operation-related air quality impacts generated by area, energy, and mobile emissions.</p>	<p>MM AQ-2a. The Applicant shall include the following:</p> <ul style="list-style-type: none"> • Water Conservation Strategy: The Applicant shall install fixtures with the EPA WaterSense Label, achieving 20 percent reduction indoors. <p>The Project shall install drip, micro, or fixed spray irrigation on all</p>	<p>DP-Page 66 SP-Page 7-5</p>

Table ES-1. Project Impacts, Mitigation Measures and Residual Impacts (Continued)

Impacts	Mitigation Measures	DP or SP Page Number
	<p><i>plants other than turf, also including the EPA WaterSense Label, achieving 15 percent reduction in outdoor landscaping.</i></p> <ul style="list-style-type: none"> • <i>Solid Waste: The Applicant shall institute recycling and composting services to achieve a 15 percent reduction in waste disposal, and use waste efficient landscaping.</i> • <i>Fugitive Dust: The Applicant shall replace ground cover of at least 70 percent of area disturbed in accordance with CARB Rule 403.</i> • <i>Energy Conservation Strategy: The Applicant shall install additional solar and alternative energy features (e.g., solar panels on commercial buildings; solar canopies over commercial parking areas).</i> <p>MM AQ-2b. <i>Consistent with standard mitigation measures set forth by the APCD, Projects generating more than 50 lbs/day of combined ROG + NO_x or PM₁₀ shall implement all feasible measures within Table 3-5 of the Air Quality Handbook. The following mitigation measures shall apply to the Project.</i></p>	<p>DP- Design Framework, Section 13 (Page 66)</p>
AQ-3	None required	
AQ-4. Construction and operation of the Project would result in impacts to global climate change from the emissions of GHGs and would be potentially inconsistent with the City's Climate Action Plan.		
AQ-5. The Project is potentially inconsistent with the County of San Luis Obispo APCD's 2001 Clean Air Plan.		

Table ES-1. Project Impacts, Mitigation Measures and Residual Impacts (Continued)

Impacts		Mitigation Measures	DP or SP Page Number
3.4 Biological Resources			
<p>BIO-1. Construction activities within the Project site and Buckley Road Extension site, including extensive grading, excavation, and fill, would result in permanent and temporary impacts to sensitive habitats and species, particularly in areas within or near Tank Farm Creek.</p>		<p>MM BIO-1a. <i>The Applicant shall prepare and implement a Biological Mitigation Plan that identifies construction-related staging and maintenance areas and includes Project-specific construction best management practices (BMPs) to avoid or minimize impacts to biological resources, including all measures needed to protect riparian woodland along Tank Farm Creek, minimize erosion, and retain sediment on the Project site. Such BMPs shall include (but not be limited to) the following:</i></p> <ol style="list-style-type: none"> 1) <i>Construction equipment and vehicles shall be stored at least 100 feet away from Tank Farm Creek and adjacent riparian habitat, and all construction vehicle maintenance shall be performed in a designated offsite vehicle storage and maintenance area.</i> 2) <i>Prior to construction activities adjacent to Tank Farm Creek, the creek shall be fenced with orange construction fencing and signed to prohibit entry of construction equipment and personnel unless authorized by the City. Fencing should be located a minimum of 20 feet from the edge of the riparian canopy or top of bank, whichever is further from the creek, and shall be maintained throughout the construction period for each phase of development.</i> 3) <i>In the event that construction must occur within the creek or 20-foot creek setback, a biological monitor shall be present during all such activities with the authority to stop or redirect work as needed to protect biological resources.</i> 4) <i>Construction shall occur during daylight hours (7:00 AM to 7:00 PM or sunset, whichever is sooner) to avoid impacts to nocturnal and</i> 	<p>Public Improvement Plans</p>

Table ES-1. Project Impacts, Mitigation Measures and Residual Impacts (Continued)

Impacts	Mitigation Measures	DP or SP Page Number
	<p><i>crepuscular (dawn and dusk activity period) species. No construction night lighting shall be permitted within 100 yards of the top of the creek banks.</i></p> <ol style="list-style-type: none"> <li data-bbox="495 508 706 1837">5) <i>Construction equipment shall be inspected at the beginning of each work day to ensure that no wildlife species is residing within any construction equipment (e.g., species have not climbed into wheel wells, engine compartments, or under tracks since the equipment was last parked). Any sensitive wildlife species found during inspections shall be gently encouraged to leave the Project site by a qualified biologist or otherwise trained and City-approved personnel.</i> <li data-bbox="722 508 868 1837">6) <i>Pallets or secondary containment areas for chemicals, drums, or bagged materials shall be provided. Should material spills occur, materials and/or contaminants shall be cleaned from the Project site and recycled or disposed of to the satisfaction of the Regional Water Quality Control Board (RWQCB).</i> <li data-bbox="885 508 1031 1837">7) <i>All trash and construction debris shall be picked up and properly disposed at the end of each day and waste dumpsters shall be covered with plastic sheeting at the end of each workday and during storm events. All sheeting shall be carefully secured to withstand weather conditions.</i> <li data-bbox="1047 508 1258 1837">8) <i>The Applicant shall implement erosion control measures designed to minimize erosion and retain sediment on the Project site. Such measures shall include installation of silt fencing, straw wattles, or other acceptable erosion control devices along the perimeter of Tank Farm Creek and at the perimeter of all cut or fill slopes. All drainage shall be directed to sediment basins designed to retain all sediment onsite.</i> <li data-bbox="1274 508 1323 1837">9) <i>Concrete truck and tool washout should occur in a designated location such that no runoff will reach the creek.</i> <li data-bbox="1339 508 1421 1837">10) <i>All open trenches shall be constructed with appropriate exit ramps to allow species that incidentally fall into a trench to escape. All open trenches shall be inspected at the beginning of each work day to</i> 	

Table ES-1. Project Impacts, Mitigation Measures and Residual Impacts (Continued)

Impacts	Mitigation Measures	DP or SP Page Number
	<p><i>ensure that no wildlife species is present. Any sensitive wildlife species found during inspections shall be gently encouraged to leave the Project site by a qualified biologist or otherwise trained and City-approved personnel. Trenches will remain open for the shortest period necessary to complete required work.</i></p> <p><i>11) Existing facilities and disturbed areas shall be used to the maximum extent possible to minimize the amount of disturbance of undeveloped areas and all construction access roads and staging areas shall be located to avoid high quality habitat and minimize habitat fragmentation.</i></p>	
	<p>MM BIO-1b. <i>The Applicant shall retain a qualified Environmental Monitor, subject to review and approval by the City and in consultation with CDFW, RWQCB, and USFWS to oversee compliance of the construction activities with the Biological Monitoring Plan and applicable laws, regulations, and policies. The Environmental Monitor shall monitor all construction activities, conduct a biological resources education program for all construction workers prior to the initiation of any clearing or construction activities, and provide quarterly reports to the City regarding construction activities, enforcement issues and remedial measures. The Environmental Monitor shall be responsible for conducting inspections of the work area each work day to ensure that excavation areas, restored habitats, and open water habitats in the area do not have oil sheen, liquid oil, or any other potential exposure risk to wildlife. If any exposure risk is identified, the Environmental Monitor shall implement measures that could include, but are not limited to, hazing, fencing, and wildlife removals to eliminate the exposure risk.</i></p> <p><i>In addition, a CDFW-approved biologist shall be present during all construction occurring within 50 feet of Tank Farm Creek, riparian habitat, drainages, and seasonal or permanent wetlands. The biologist shall also conduct sensitive species surveys immediately prior to construction activities (within the appropriate season) and shall monitor construction activities in</i></p>	<p>Public Improvement Plans</p>

Table ES-1. Project Impacts, Mitigation Measures and Residual Impacts (Continued)

Impacts	Mitigation Measures	DP or SP Page Number
	<p><i>the vicinity of habitats to be avoided (see also, MM BIO-3 and all subparts below).</i></p> <p><i>The work area boundaries and other off-limit areas shall be identified by the biologist and/or Environmental Monitor on a daily basis. The biologist and/or Environmental Monitor shall inspect construction and sediment control fencing each work day during construction activities to ensure that sensitive species are not exposed to hazards. Any vegetation clearing activities shall be monitored by the biologist and/or Environmental Monitor.</i></p> <p>MM BIO-2a. <i>Project designs shall be modified to realign the Tank Farm Class 1 bicycle path and relocate manufactured slopes for housing pads in order to create a minimum of a 35-foot creek setback from either the top of the bank of Tank Farm Creek or edge of riparian habitat, whichever is further, for at least 90 percent of corridor length. No more than 10 percent of the length of the corridor (700 linear feet) shall have a setback of less than 35 feet, but at least 20 feet from the top of the bank or edge of riparian canopy, whichever is further. However, in any instance the creek setback shall be no less than 20 feet from the edge of riparian canopy or top of bank, whichever is further, consistent with Section 17.16.025 of the City of San Luis Obispo Zoning Regulations.</i></p> <p>MM BIO-2b. <i>The Biological Mitigation Plan shall provide details on timing and implementation of required habitat restoration and shall be prepared in consultation with the City's Natural Resource Manager and CDFW. A copy of the final plan shall be submitted to the City for review and approval. The plan shall be implemented by the Project Applicant, under supervision by the City and Environmental Monitor, and:</i></p> <ol style="list-style-type: none"> <i>1) Characterize the type, species composition, spatial extent, and ecological functions and values of the wetland and riparian habitat that will be removed, lost, or damaged.</i> <i>2) Describe the approach that will be used to replace the wetland and riparian habitat removed, lost, or adversely impacted by the Project,</i> 	<p>DP-Page 33 DP-Appendix A, A-23 to A-24 DP-Appendix G, Sheets C6-C11</p>

Table ES-1. Project Impacts, Mitigation Measures and Residual Impacts (Continued)

Impacts	Mitigation Measures	DP or SP Page Number
	<p><i>including a list of the soil, plants, and other materials that will be necessary for successful habitat replacement, and a description of planting methods, location, spacing, erosion protection, and irrigation measures that will be needed. Restoration and habitat enhancement shall include use of appropriate native species and correction of bank stabilization issues. Wetland restoration or enhancement areas shall be designed to facilitate establishment of wetland plants such as willows, cottonwoods, rushes, and creeping wild rye.</i></p> <p>3) <i>Describe the habitat restoration ratio to be used in calculating the acreage of habitat to be planted, consistent with MM BIO-2c through 2e below and the findings in the Biological Report (Appendix I).</i></p> <p>4) <i>Describe the program that will be used for monitoring the effectiveness and success of the habitat replacement approach.</i></p> <p>5) <i>Describe how the habitat replacement approach will be supplemented or modified if the monitoring program indicates that the current approach is not effective or successful.</i></p> <p>6) <i>Describe the criteria that will be used to evaluate the effectiveness and success of the habitat replacement approach.</i></p> <p>7) <i>Indicate the timing and schedule for the planting of replacement habitat.</i></p> <p>8) <i>Habitat restoration or enhancement areas shall be established within the Project boundaries, adjacent to and contiguous with existing wetlands to the maximum extent possible. Habitats suitable for Congdon's tarplant and other native wetland species shall be created onsite. If Congdon's tarplant is found in areas proposed for disturbance, the affected individuals shall be replaced at a 1:1 ratio through seeding in a suitable conserved natural open space area. A management plan for the species shall be developed consistent with applicable scientific literature pertinent to this species.</i></p> <p>9) <i>Habitat restoration or enhancement sites shall be placed within deed-restricted area(s), and shall be maintained and monitored for a</i></p>	

Table ES-1. Project Impacts, Mitigation Measures and Residual Impacts (Continued)

Impacts	Mitigation Measures	DP or SP Page Number
	<p><i>minimum of five years. If sufficient onsite mitigation area is not practicable, an offsite mitigation plan shall be prepared as part of the Biological Mitigation Plan and approved by permitting agencies.</i></p> <p>10) <i>The Biological Mitigation Plan shall identify appropriate restoration and enhancement activities to compensate for impacts to seasonal creek, wetland, and riparian habitat, including a detailed planting plan and maintenance plans using locally obtained native species and include habitat enhancement to support native wildlife and plant species.</i></p> <p>11) <i>A weed management plan and weed identification list shall be included in the Biological Mitigation Plan.</i></p> <p>12) <i>Habitat restoration or enhancement areas shall be maintained weekly for the first three years after Phase completion and quarterly thereafter. Maintenance shall include eradication of noxious weeds found on California Department of Food and Agriculture Lists (CDFFA) A and B. Noxious weeds on CDFFA list C may be eradicated or otherwise managed.</i></p> <p>13) <i>Mitigation implementation and success shall be monitored quarterly for the first two years after completion of each Phase, semi-annually during the third year, and annually the fourth and fifth years. Annual reports documenting site inspections and site recovery status shall be prepared and sent to the County and appropriate agencies.</i></p> <p>MM BIO-2c. <i>Within the required Biological Mitigation Plan, all temporary and permanent impacts to riparian trees, wetlands, and riparian habitat shall be mitigated, as follows:</i></p> <p>1) <i>Temporary impacts to wetland and riparian habitat shall be mitigated at a minimum 1:1 mitigation ratio for restoration (area of restored habitat to impacted habitat).</i></p> <p>2) <i>Permanent impacts to state jurisdictional areas, including isolated wetlands within agricultural lands and riparian habitat will be</i></p>	<p>DP-Appendix G, Sheet C38</p>

Table ES-1. Project Impacts, Mitigation Measures and Residual Impacts (Continued)

Impacts	Mitigation Measures	DP or SP Page Number
	<p>mitigated at a 1.5:1 ratio (area of restored and enhanced habitat to impacted habitat).</p> <p>3) Permanent impacts to federal wetlands shall be mitigated at a minimum 3:1 ratio (1:1 area of created to impacted habitat plus 2:1 area of created/enhanced habitat to impacted habitat).</p> <p>4) 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 measured at 24 inches or greater 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). Permanent impacts to riparian vegetation shall be mitigated at a 3:1 ratio to ensure no net loss of acreage and individual plants.</p> <p>5) Replacement trees shall be planted in the fall or winter of the year in which trees were removed. All replacement trees will be planted no more than one year following the date upon which the native trees were removed. Replacement plants shall be monitored for 5 years with a goal of at least 70 percent survival at the end of the 5-year period. Supplemental irrigation may be provided during years 1 to 3; however, supplemental watering shall not be provided during the final two years of monitoring.</p> <p>MM BIO-2d. Project design shall be modified to preserve at a minimum the southern 275 feet of the North-South Creek Segment to protect all existing mature riparian woodland, and the proposed drainage plan shall be altered to convey remaining surface water flows from areas to the north to this channel.</p> <p>MM BIO-2e. To minimize impacts to riparian habitat, the Project shall stockpile sufficient emergent vegetation (e.g., cattails) for later planting in the realigned reach of Tank Farm Creek. Stockpiled vegetation shall be</p>	<p>DP- Appendix A, Sheets A19-A24</p> <p>Public Improvement Plans</p>

Table ES-1. Project Impacts, Mitigation Measures and Residual Impacts (Continued)

Impacts	Mitigation Measures	DP or SP Page Number
	<p><i>placed in earthen basins with the roots covered with moist soil and maintained in a moist condition during construction operations.</i></p> <p>MM BIO-2f. <i>The reconstructed portion of Tank Farm Creek shall be engineered to provide similar characteristics to the existing creek channel and banks, including sinuosity, gradient, and channel capacity. The reconstructed stream channel shall be vegetated with appropriate riparian tree and shrub species, and monitored as part of the required Biological Mitigation Plan.</i></p> <p>MM BIO-2g. <i>A post-construction landscape and restoration report for each phase shall be prepared by the Environmental Monitor based on as-built drawings and site inspections to document the final grading, plantings, and habitat restoration activities. The report shall include as-built plans prepared after restoration, grading, and mitigation habitat plantings are complete. The as-built plans shall be prepared by landscape and grading contractors responsible for realignment and restoration within Tank Farm Creek.</i></p> <p>MM BIO-2h. <i>Project activities within Tank Farm Creek and drainage channels, including any tree pruning or removals, any necessary erosion repairs, or culvert removals, shall be performed when the channel is dry, planned to the satisfaction of the City Engineer and Natural Resource Manager per City Drainage Manual Standards, and be subject to monitoring by the Environmental Monitor. Upon removal of the existing steel culvert currently used for farm access across Tank Farm Creek, the channel shall be restored to match conditions immediately upstream and downstream including channel width, gradient, and vegetation.</i></p> <p>MM BIO-2i. <i>To reduce erosion and runoff from all exposed soils, all bare disturbed soils shall be hydroseeded at the completion of grading for each</i></p>	<p>Public Improvement Plans</p> <p>Public Improvement Plans</p> <p>Public Improvement Plans</p>

Table ES-1. Project Impacts, Mitigation Measures and Residual Impacts (Continued)

Impacts	Mitigation Measures	DP or SP Page Number
	<p><i>construction phase. The seed mix shall contain a minimum of three locally native grass species and may contain one or two sterile non-native grasses not to exceed 25 percent of the total seed mix by count. Seeding shall be completed no later than November 15 of the year in which Project activities occurred. All exposed areas where seeding is considered unsuccessful after 90 days shall receive a second application or seeding, straw, or mulch as soon as is practical to reduce erosion.</i></p> <p>MM BIO-2j. <i>The Tank Farm Creek Class I bicycle path bridge footings for creek crossings shall be placed outside mapped riparian areas and outside the top of the bank of the channel invert. The Class I bridges shall be located within areas that have little to no riparian vegetation. No construction activities or equipment shall occur in the stream channel. The placement of the bridge and footings shall be indicated on the Development Plan, VTM, and Biological Mitigation Plan, and shall show the bridges' placement in relation to existing vegetation and the creek channel and banks.</i></p>	<p>Public Improvement Plans</p> <p>Public Improvement Plans</p>
<p>BIO-3. Onsite Project development would interfere with the movement of common wildlife and special status species through establishment of confined wildlife corridors within the Project site.</p>	<p>MM BIO-3a. <i>The City-approved qualified biologist shall conduct training to all construction personnel to familiarize construction crews with sensitive species that have the potential to occur within the Project site. This may include but is not limited to: California red-legged frog, western pond turtle, Steelhead trout, bats, migratory birds, and Congdon's tarplant. The educational program shall include a description what constitutes take, penalties for take, and the guidelines that would be followed by all construction personnel to avoid take of species during construction activities. Descriptions of the California red-legged frog and its habits, Congdon's tarplant, nesting and migratory birds that may be encountered, and all other sensitive species that have a potential to occur within the vicinity of Project construction shall be provided. The construction crew</i></p>	<p>Public Improvement Plans</p>

Table ES-1. Project Impacts, Mitigation Measures and Residual Impacts (Continued)

Impacts	Mitigation Measures	DP or SP Page Number
	<p><i>foreman shall be responsible for ensuring that crew members comply with the guidelines and that all new personnel receive the training before partaking in construction activities.</i></p> <p>MM BIO-3b. <i>The Biological Mitigation Plan shall address wildlife and special status species movement as follows:</i></p> <ul style="list-style-type: none"> • Migratory and Nesting Bird Management. <i>Grading and construction activities shall avoid the breeding season (typically assumed to be from February 15 to August 15) to the extent practicable, particularly within 50 feet of Tank Farm Creek and riparian or wetland habitat. If Project activities must be conducted during this period, pre-construction nesting bird surveys shall take place within one week of habitat disturbance associated with each phase, and if active nests are located, the following shall be implemented:</i> <ul style="list-style-type: none"> • <i>Construction activities within 50 feet of active nests shall be restricted until chicks have fledged, unless the nest belongs to a raptor, in which case a 200-foot activity restriction buffer shall be observed.</i> • <i>A pre-construction survey report shall be submitted to the City immediately upon completion of the survey. The report shall detail appropriate fencing or flagging of the buffer zone and make recommendations on additional monitoring requirements. A map of the Project site and nest locations shall be included with the report.</i> • <i>The Project biologist conducting the nesting survey shall have the authority to reduce or increase the recommended buffer depending upon site conditions and the species involved. A report of findings and recommendations for bird protection shall be submitted to the City prior to vegetation removal.</i> • Bat Colony Management. <i>Prior to removal of any trees over 20 inches diameter-at-breast-height (DBH), a survey shall be conducted by a CDFW-approved qualified biologist to determine if any tree proposed for removal or trimming harbors sensitive bat species or maternal bat</i> 	Public Improvement Plans

Table ES-1. Project Impacts, Mitigation Measures and Residual Impacts (Continued)

Impacts	Mitigation Measures	DP or SP Page Number
	<p>colonies. Maternal bat colonies shall not be disturbed. If a non-maternal roost is found, the qualified biologist shall install one-way valves or other appropriate passive relocation method. For each occupied roost removed, one bat box shall be installed in similar habitat and shall have similar cavities or crevices to those which are removed, including access, ventilation, dimensions, height above ground, and thermal conditions. If a bat colony is excluded from the Project site, appropriate alternate bat habitat shall be installed in the Project site. To the extent practicable, alternate bat house installation shall be installed near the onsite drainage.</p> <ul style="list-style-type: none"> • Congdon’s Tarplant Management. Prior to initiation of construction, the Applicant shall fund a site survey for Congdon’s tarplant, and: • If Congdon’s tarplant is found in areas proposed for building, the affected individuals shall be replaced at a 1:1 ratio through seeding in a suitable conserved natural open space area. • A mitigation and monitoring plan for the species shall be developed consistent with applicable scientific literature pertinent to this species. The plan shall provide for the annual success over an area of at least 1,330 square feet with approximately 500-750 individuals (the current aerial extent) and be implemented to reduce impacts to Congdon’s tarplant to a less than significant level. • The mitigation plan shall be incorporated into the Biological Mitigation Plan, wherein wetland sites shall be created and Congdon’s tarplant seeds from the site shall be reintroduced. • Sensitive Species Management. Injury or mortality to the California red-legged frog, western pond turtle, and steelhead shall be avoided. The plan shall include the following measures: pre-Project surveys; worker awareness; cessation of work in occupied areas; relocation (if necessary) of frogs, turtles, and steelhead from the work area by a professional biologist authorized by the USFWS and/or CDFW; and monitoring by a qualified biologist during construction. Necessary permits shall be obtained from the state (CDFW) and federal (USACE 	

Table ES-1. Project Impacts, Mitigation Measures and Residual Impacts (Continued)

Impacts	Mitigation Measures	DP or SP Page Number
	<p><i>and USFWS) regulatory agencies with jurisdiction. Any other sensitive species observed during the pre-construction surveys shall be relocated out of harm's way by the qualified biologist into the nearest suitable habitat as determined in consultation with the jurisdictional resource agency outside the disturbance area.</i></p>	
	<p>MM BIO-3c. <i>Within 48 hours prior to construction activities within 50 feet of Tank Farm Creek, drainages, and seasonal wetlands, the Project site shall be surveyed for California red-legged frogs by a qualified biologist. If any California red-legged frogs are found, work within 25 linear feet in any direction of the frog shall not start until the frog has been moved from the area. The USFWS shall be consulted for appropriate action; the Applicant shall obtain a Biological Opinion from the USFWS and any additional authorization required by other regulatory agencies prior to the commencement of work. The USFWS-qualified biologist, Environmental Monitor, or USFWS personnel may determine that frog-exclusion fencing is necessary to prevent overland movement of frogs if concerns arise that frogs could enter construction areas. Frog-exclusion fencing should contain no gaps and must extend at least 18 inches above ground; fences may be opened during periods of no construction (e.g., weekends) to prevent entrapment.</i></p>	<p>Public Improvement Plans</p>
	<p>MM BIO-3d. <i>Within 48 hours prior to construction activities within 50 feet of Tank Farm Creek, drainages, seasonal wetlands, and riparian habitat, the Project site shall be surveyed for western pond turtles by a qualified biologist. If any western pond turtles are found, work shall cease until the turtle is relocated to the nearest suitable habitat. The qualified biologist shall monitor all ground breaking work conducted within 50 feet of western pond turtle habitat. The City-approved biologist Environmental Monitor may determine that silt fencing shall be installed adjacent to western pond turtle habitat if concerns arise that the western pond turtle overland movement could allow them to access construction areas.</i></p>	<p>Public Improvement Plans</p>

Table ES-1. Project Impacts, Mitigation Measures and Residual Impacts (Continued)

Impacts	Mitigation Measures	DP or SP Page Number
<p>BIO-4. Offsite improvements to and extension of Buckley Road and associated bicycle and pedestrian paths have the potential to create permanent impacts to special status species through removal of suitable habitat.</p>	<p>MM BIO-3e. Construction of the realigned portion of Tank Farm Creek, including planting of riparian vegetation, watering, and bank stabilization, shall be conducted prior to removal of the North-South Creek Segment to provide a fully connected wildlife movement area through Tank Farm Creek throughout the construction period. Project phasing shall be adjusted as needed to accommodate this sequence of construction activities.</p>	<p>Public Improvement Plans</p>
<p>BIO-5. Long-term operation of the Project has the potential to create significant impacts to biological resources as a result of increased light, noise, and increased human presence and other urban edge effects.</p>	<p>MM BIO-4. The required Biological Mitigation Plan shall address bat colonies for the Buckley Road Extension site. Bat surveys shall be conducted in buildings proposed for demolition. If surveys determine bats are present, bat exclusion devices shall be installed between August and November, and building demolition would occur between November and March. If demolition of structures must occur during the bat breeding season, buildings must be inspected and deemed clear of bat colonies/roosts within seven days of demolition and an appropriately trained and approved biologist must conduct a daily site-clearance during demolition. If bats are roosting in a structure in the Project site during the daytime but are not part of an active maternity colony, then exclusion measures must include one-way valves that allow bats to get out but are designed so that the bats may not re-enter the structure.</p>	<p>Public Improvement Plans</p>
	<p>MM BIO-5a. All exterior building lights facing Tank Farm Creek shall be hooded to prevent light spillover into the creek; all residential street lights over 10 feet in height shall be setback a minimum of 100 feet from the top of the creek bank and hooded and/or directed away from the creek. Any night lighting adjacent to the creek (e.g., walkway lights) shall be of low voltage and hooded downward. Artificial light levels within 20 feet of the top of the creek bank shall not exceed 1-foot candle or the lowest level of illumination found to be feasible by the City.</p>	<p>DP-Page 64</p>

Table ES-1. Project Impacts, Mitigation Measures and Residual Impacts (Continued)

Impacts	Mitigation Measures	DP or SP Page Number
	<p>MM BIO-5b. Tank Farm Creek restoration/enhancement plantings shall include native vegetation, such as oaks, cottonwoods, willows, and sycamores along the entire length of the Project's creek frontage in order to minimize light spillover into the creek.</p>	Public Improvement Plans
3.5 Cultural Resources Impacts		
<p>CR-1. The Project would result in adverse impacts to the octagonal silo foundation, historic feature P-40-038310.</p>	None required	
<p>CR-2. Development and grading would result in direct significant impacts to known prehistoric resources within the Project site.</p>	<p>MM CR-2a. Data recovery through controlled grading of CA-SLO-2798/H shall occur prior to the start of construction to seek buried features and additional diagnostic artifacts. The Applicant shall retain a Registered Professional Archaeologist familiar with the types of historic and prehistoric resources that could be encountered within the Project site and a Native American monitor to supervise the controlled grading, which shall occur in 10-centimeter lifts to culturally sterile sediments or maximum construction depth (whichever is reached first).</p> <ul style="list-style-type: none"> • Any formed tools exposed during grading shall be collected. If archaeological features are exposed (including but not limited to hearths, storage pits, midden deposits, or structural remains), the archaeologist shall temporarily redirect grading to another area so the features can be exposed, recorded, and sampled according to standard archaeological procedures. Organic remains shall be dated using the radiocarbon method and the geochemical source and hydration rim thickness of any obsidian shall be determined. Technical analyses of plant remains, bone and shell dietary debris, and other important materials shall also be performed. • Artifacts, features, and other materials recovered through this process shall be described, illustrated, and analyzed fully in a technical report of findings; the analysis shall include comparative research with 	Public Improvement Plans

Table ES-1. Project Impacts, Mitigation Measures and Residual Impacts (Continued)

Impacts	Mitigation Measures	DP or SP Page Number
<p>CR-3. Earthwork and ground disturbing construction activities for the Project could potentially uncover significant unknown prehistoric or historic archaeological resources. If improperly handled, such resources could be adversely impacted.</p>	<p><i>other sites of similar age. In addition to the technical report, the findings from this research shall be published in an appropriate scientific journal. The Applicant shall fund all technical reporting and subsequent publication.</i></p> <p>MM CR-2b. <i>Following completion of controlled grading of CA-SLO-2798/H, the Applicant shall retain a Registered Professional Archaeologist and a Native American consultant to monitor all further earth disturbances within Phase 5 to ensure that previously unidentified buried archaeological deposits are not inadvertently exposed and damaged. In the event archaeological remains are encountered during grading or other earth disturbance, work in the vicinity shall be stopped immediately and redirected to another location until the Project archaeologist evaluates the significance of the find pursuant to City Archaeological Resource Preservation Program Guidelines. If remains are found to be significant, they shall be subject to a Phase 3 mitigation program consistent with City Guidelines and funded by the Applicant.</i></p>	<p>Public Improvement Plans DP-Page 22</p>
<p>CR-3. Earthwork and ground disturbing construction activities for the Project could potentially uncover significant unknown prehistoric or historic archaeological resources. If improperly handled, such resources could be adversely impacted.</p>	<p>MM CR-3a. <i>Prior to the issuance of building and grading permits for Phase I, the Applicant shall retain a City-approved Registered Professional Archaeologist and a Native American monitor to be present during all ground disturbing activities within the Project site and Buckley Road Extension site. In the event of any inadvertent discovery of prehistoric or historic-period archaeological resources during construction, all work within 50 feet of the discovery shall immediately cease (or greater or lesser distance as needed to protect the discovery and determined in the field by the Project archaeologist). The Applicant shall immediately notify the City of San Luis Obispo Community Development Department. The Project archaeologist shall evaluate the significance of the discovery pursuant to City Archaeological Resource Preservation Program Guidelines prior to resuming any activities that could impact the site/discovery. If the Project archaeologist determines that the find may qualify for listing in the CRHR,</i></p>	<p>Public Improvement Plans DP-Page 22</p>

Table ES-1. Project Impacts, Mitigation Measures and Residual Impacts (Continued)

Impacts	Mitigation Measures	DP or SP Page Number
	<p><i>the site shall be avoided or shall be subject to a Phase 3 mitigation program consistent with City Guidelines and funded by the Applicant. Work shall not resume until authorization is received from the City.</i></p> <p>MM CR-3b. <i>Prior to construction, workers shall receive education regarding the recognition of possible buried cultural remains and protection of all cultural resources, including prehistoric and historic resources, during construction. Such training shall provide construction personnel with direction regarding the procedures to be followed in the unlikely event that previously unidentified archaeological materials, including Native American burials, are discovered during construction. Training would also inform construction personnel that exclusion zones must be avoided and that unauthorized collection or disturbance of artifacts or other cultural materials is not allowed. The training shall be prepared by the Project archaeologist and shall provide a description of the cultural resources that may be encountered in the Project site, outline steps to follow in the event that a discovery is made, and provide contact information for the Project archaeologist, Native American monitor, and appropriate City personnel. The training shall be conducted concurrent with other environmental or safety awareness and education programs for the Project, provided that the program elements pertaining to archaeological resources is provided by a qualified instructor meeting applicable professional qualifications standards.</i></p>	Public Improvement Plans
<p>3.6 Hazards and Hazardous Materials Impacts</p> <p>HAZ-1. During grading/construction activities and Project operations, the Project would potentially expose persons to potentially toxic, hazardous, or otherwise harmful chemicals through reasonably foreseeable upset and accidental conditions involving</p>	<p>MM HAZ-1. <i>Prior to earthwork and demolition activities, a site-specific Health and Safety Plan shall be developed per California Occupational Safety and Health Administration (Cal/OSHA) requirements. The Health and Safety Plan shall include appropriate best management practices (BMPs) related to the treatment, handling, and disposal of NOA and ACMs. A NOA Construction and Grading Project Form shall be submitted to the APCD prior to grading activities. All construction employees that have the</i></p>	Public Improvement Plans

Table ES-1. Project Impacts, Mitigation Measures and Residual Impacts (Continued)

Impacts	Mitigation Measures	DP or SP Page Number
<p>the release of hazardous materials into the environment.</p>	<p><i>potential to come into contact with contaminated building materials and soil/bedrock shall be briefed on the safety plan, including required proper training and use of personal protective equipment. During earthwork and demolition activities, procedures shall be followed to eliminate or minimize construction worker or general public exposure to heavy hydrocarbons and other potential contaminants in soil and groundwater, and potential ACMs within potential demolished materials. Procedures shall include efforts to control fugitive dust, contain and cover excavation debris piles, appropriate laboratory analysis of soil for waste characterization, segregation of contaminated soil from uncontaminated soil, and demolished materials. The applicable regulations associated with excavation, removal, transportation, and disposal of contaminated soil shall be followed (e.g., tarping of trucks and waste manifesting).</i></p>	
<p>HAZ-2. The Project would not create a hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.</p>	<p>None required</p>	
<p>HAZ-3. The Project site is located within the LUCE defined AOZs and ALUP Safety Areas and would potentially result in an airport-related safety hazard for people residing or working in the Project site.</p>	<p>None required</p>	
<p>HAZ-4. Implementation of the Project could expose people or structures to a significant risk of loss, injury, or death involving wildfire.</p>	<p>None required</p>	

Table ES-1. Project Impacts, Mitigation Measures and Residual Impacts (Continued)

Impacts		Mitigation Measures	DP or SP Page Number
3.7 Hydrology and Water Quality			
<p>HYD-1. The Project would result in potentially significant impacts to water quality due to polluted runoff during construction activities.</p> <p>HYD-2. Project development would substantially alter existing drainage patterns on the Project site and Buckley Road Extension property, including burial of two segments of Tank Farm Creek and realignment of restored upstream reaches of the creek, which could potentially result in substantial flooding, erosion, or siltation onsite and offsite.</p>	<p><i>MM HYD-2a. The Applicant shall prepare and submit a Master Drainage Plan. The Master Drainage Plan shall address cumulative regional drainage and flooding impacts on the Project site, including construction and stream stability, and set forth measures to coordinate Project drainage with Chevron Tank Farm remediation and drainage improvements. The Master Drainage Plan shall be implemented pursuant to the City's SWMP submitted by the City to the RWQCB under the NPDES Phase II program and pursuant to the programs developed under the City of San Luis Obispo General Plan and the City of San Luis Obispo Waterways Management Plan. The Master Drainage Plan shall meet the following requirements:</i></p> <ul style="list-style-type: none"> • <i>Development of a Construction Drainage Plan that details the control and retention of runoff for each phase of construction, and clearly displays the location of bioretention facilities, their retention capacity and relationship to subsurface drainage culverts, alignment of creek and drainage channels for each phase.</i> • <i>Ensure that onsite detention facilities, particularly the pocket park/bioswale, are designed to safely retain flood flows using either gently sloping exterior slopes (e.g., 4:1) or provide safety fencing around perimeters, consistent with applicable City standards.</i> • <i>Characterization of drainage from the East-West Channel and conveyance of flows after removal of this channel.</i> • <i>Demonstrate peak flows and runoff for each phase of construction.</i> • <i>Be coordinated with habitat restoration efforts, including measures to minimize removal of riparian and wetland habitats, contouring of creek invert to create pools and removal of trash or debris as appropriate.</i> 	<p>Public Improvement Plans</p>	

Table ES-1. Project Impacts, Mitigation Measures and Residual Impacts (Continued)

Impacts	Mitigation Measures	DP or SP Page Number
<p>HYD-3. The Project could potentially result in flooding, including increased flood water surface elevations across the Project site, adjacent properties, and within Tank Farm Creek.</p>	<ul style="list-style-type: none"> • <i>Location and extent of vegetated Swales designed to reduce sediment and particulate forms of metals and other pollutants along corridors of planted grasses or native vegetation.</i> • <i>Location and extent of vegetated Filter Strips, 15-foot wide vegetated buffer strips that also reduce sediment and particulate forms of metals and nutrients.</i> • <i>The use, location and capacity of Hydrodynamic Separation Products to reduce suspended solids greater than 240 microns, trash and hydrocarbons. These hydrodynamic separators must be sized to handle peak flows from the Project site consistent with applicable regulatory standards.</i> 	<p>VTM Drainage Study and Plan</p>
<p>MM HYD-3a. The Applicant shall prepare a Master Drainage Plan which shall consider cumulative regional drainage and flooding impacts of the Project, and shall be submitted to the City Public Works Director for approval and shall meet the following requirements:</p> <ul style="list-style-type: none"> • <i>There shall be no significant net increase in upstream or downstream floodwater surface elevations for the 100-year floodplain as a result of changes in floodplain configuration and building construction. A significant threshold of a 2.5-inch increase in floodwater surface elevations or 0.3 feet per second increase in stream velocities shall be used. This shall be demonstrated to the satisfaction of the City Engineer or County Public Works Director based on an Applicant furnished hydraulic analysis.</i> • <i>There shall be no significant net decrease in floodplain storage volume as a result of a new development or redevelopment projects. This can be achieved by a zero-net fill grading plan, which balances all fill placed on the 100-year floodplain with cut taken from other portions of the floodplain within the Project site of the application, or with cut exported offsite. Specifically, all fill placed in a floodplain</i> 		

Table ES-1. Project Impacts, Mitigation Measures and Residual Impacts (Continued)

Impacts	Mitigation Measures	DP or SP Page Number
<p>HYD-4. Installation of at least two utility lines using horizontal directional drilling would bisect Tank Farm Creek and has the potential to impact water quality.</p>	<p>shall be balanced with an equal amount of soil material removal (cut) and shall not decrease floodplain storage capacity at any stage of a flood (2, 10, 50, or 100-year event).</p> <ul style="list-style-type: none"> A net increase in fill in any floodplain is allowed only when all the conditions listed in the Managed Fill Criteria of the DDM are also met. <p>MM HYD-3b. All bridges, culverts, outfalls, and modifications to the existing creek channels must be designed and constructed in compliance with the City's Drainage Design Manual and approved by the City Engineer, USACE, CDFW, and Central Coast RWQCB, and must meet city standards and policies.</p>	<p>Public Improvement Plans</p>
<p>HYD-4. Installation of at least two utility lines using horizontal directional drilling would bisect Tank Farm Creek and has the potential to impact water quality.</p>	<p>MM HYD-4a. A site-specific, geotechnical investigation shall be completed in areas proposed for HDD. Preliminary geotechnical borings shall be drilled to verify that the proposed depth of HDD is appropriate to avoid frac-outs (i.e., the depth of finest grained sediments and least fractures) and to determine appropriate HDD methods (i.e., appropriate drilling mud mixtures for specific types of sediments). The investigation shall include results from at least three borings, a geologic cross section, a discussion of drilling conditions, and a history and recommendations to prevent frac-outs.</p> <p>MM HYD-4b. A Frac-out Contingency Plan shall be completed and shall include measures for training, monitoring, worst case scenario evaluation, equipment and materials, agency notification and prevention, containment, clean up, and disposal of released drilling muds. Preventative measures would include incorporation of the recommendations of the geotechnical investigation to determine the most appropriate HDD depth and drilling mud mixture. In accordance with the RWQCB, HDD operations shall occur for non-perennial streams such as Tank Farm Creek only when the stream is</p>	<p>Public Improvement Plans</p> <p>Public Improvement Plans</p>

Table ES-1. Project Impacts, Mitigation Measures and Residual Impacts (Continued)

Impacts	Mitigation Measures	DP or SP Page Number
<p>HYD-5. Operation of the Project would result in potentially significant impacts to water quality of Tank Farm and San Luis Obispo Creeks due to polluted urban runoff and sedimentation.</p>	<p><i>dry, and only during daylight hours. In addition, drilling pressures shall be closely monitored so that they do not exceed those needed to penetrate the formation. Monitoring by a minimum of two City-approved monitors (located both upstream and downstream, who will move enough to monitor the entire area of operations) shall occur throughout drilling operations to ensure swift response in the event of a frac-out, while containment shall be accomplished through construction of temporary berms/dikes and use of silt fences, straw bales, absorbent pads, straw wattles, and plastic sheeting. Clean up shall be accomplished with plastic pails, shovels, portable pumps, and vacuum trucks. The Frac-out Contingency Plan shall be submitted to the City, and the RWQCB shall review the plan.</i></p>	
<p>HYD-5. Operation of the Project would result in potentially significant impacts to water quality of Tank Farm and San Luis Obispo Creeks due to polluted urban runoff and sedimentation.</p>	<p>MM HYD-5. <i>A Development Maintenance Manual for the Project shall include detailed procedures for maintenance and operations of any storm water facilities to ensure long-term operation and maintenance of post-construction storm water controls. The maintenance manual shall require that storm water 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. The Development Maintenance Manual shall include the following:</i></p> <ul style="list-style-type: none"> • <i>All loading docks and trash storage areas shall be setback a minimum of 150 feet from the top of the creek bank. No outdoor storage or larger trash receptacles shall be permitted within this setback area. All trash and outdoor storage areas shall be operated to reduce potential impacts to riparian areas;</i> • <i>Runoff shall be directed away from trash and loading dock areas;</i> • <i>Trash and loading dock areas shall be screened or walled to minimize offsite transport of trash;</i> 	<p>Public Improvement Plans</p>

Table ES-1. Project Impacts, Mitigation Measures and Residual Impacts (Continued)

Impacts	Mitigation Measures	DP or SP Page Number
	<ul style="list-style-type: none"> • <i>Bins shall be lined or otherwise constructed to reduce leaking of liquid wastes;</i> • <i>Trash and loading dock areas shall be paved;</i> • <i>Impermeable berms, drop inlets, trench catch basin, or overflow containment structures around docks and trash areas shall be installed to minimize the potential for leaks, spills or wash down water to enter the drainage system and Tank Farm Creek; and,</i> • <i>The developer or acceptable maintenance organization shall complete inspections of the site to ensure compliance with BMPs and water quality requirements on a semi-annual basis (May 15 and October 15 of each year). A detailed summary report prepared by a licensed Civil Engineer shall be submitted to the City of San Luis Obispo Public Works Department. The requirements for inspection and report submittal shall be recorded against the property.</i> 	
HYD-6. The Project would potentially deplete groundwater supplies or interfere with groundwater recharge.	None required	
3.8 Land Use and Planning		
LU-1. Project development would include residential uses located within the LUCE-defined Airport Overlay Zones (AOZs) that would be consistent with AOZ density and use restrictions and that would not interfere with airport operations or create safety impacts under recognized state and federal guidance for airport operations and safety.	None required	
LU-2. The proposed Project would include development within ALUP Safety Areas S-1B, S-1C, and S-2; however, the Project would be potentially consistent with the ALUP.	None required	

Table ES-1. Project Impacts, Mitigation Measures and Residual Impacts (Continued)

Impacts	Mitigation Measures	DP or SP Page Number
<p>LU-3. The proposed Project would be potentially inconsistent with several adopted City policies in the General Plan designed to protect biological resources and agricultural resources and ensure provision of adequate utilities and public services.</p>		
<p>3.9 Noise</p>		
<p>NO-1. Short-term construction activities would generate noise levels that would exceed thresholds established in the City's General Plan Noise Element and Noise Guidebook, with potential impacts to sensitive receptors.</p>	<p>MM NO-1a. 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, as shown in Table 3.9-8 and Table 3.9-9, across a residential or commercial property line.</p>	<p>Public Improvement Plans</p>
	<p>MM NO-1b. 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). Such techniques shall include:</p> <ul style="list-style-type: none"> • Sound blankets on noise-generating equipment. • Stationary construction equipment that generates noise levels above 65 dBA at the Project boundaries shall be shielded with a barrier that meets a sound transmission class (a rating of how well noise barriers attenuate sound) of 25. • All diesel equipment shall be operated with closed engine doors and shall be equipped with factory-recommended mufflers. • The movement of construction-related vehicles, with the exception of passenger vehicles, along roadways adjacent to sensitive receptors shall be limited to the hours between 7:00 AM and 7:00 PM, Monday 	<p>Public Improvement Plans</p>

Table ES-1. Project Impacts, Mitigation Measures and Residual Impacts (Continued)

Impacts	Mitigation Measures	DP or SP Page Number
<p>NO-2. Short-term noise construction activities could result in exposure of persons to or generation of excessive groundborne vibration.</p> <p>NO-3. Long-term operational noise impacts would include higher roadway noise levels from increased vehicle traffic generated by the Project, Project operational noise, and exposure of future residents to high noise levels that could result in the exceedance of thresholds in the City's General Plan Noise Element and Noise Guidebook.</p>	<p><i>through Saturday. No movement of heavy equipment shall occur on Sundays or official holidays (e.g., Thanksgiving, Labor Day).</i></p> <ul style="list-style-type: none"> • <i>Temporary sound barriers shall be constructed between construction sites and affected uses.</i> <p>MM NO-1c. <i>The contractor shall inform residents and business operators at properties within 300 feet of the Project site of proposed construction timelines and noise complaint procedures to minimize potential annoyance related to construction noise. Noise-related complaints shall be directed to the City's Community Development Department.</i></p>	<p>Public Improvement Plans</p>
<p>NO-2. Short-term noise construction activities could result in exposure of persons to or generation of excessive groundborne vibration.</p> <p>NO-3. Long-term operational noise impacts would include higher roadway noise levels from increased vehicle traffic generated by the Project, Project operational noise, and exposure of future residents to high noise levels that could result in the exceedance of thresholds in the City's General Plan Noise Element and Noise Guidebook.</p>	<p>None required</p> <p>MM NO-3a. <i>R-1 and R-2 residential units planned in the area of the Project site within 300 feet of Buckley Road and R-4 units in the northwest corner of the Project site shall include noise mitigation for any potential indoor space and outdoor activity areas that are confirmed to be above 60 dBA as indicated in the Project's Sound Level Assessment. The following shall be implemented for residential units with noise levels exceeding 60 dBA:</i></p> <ul style="list-style-type: none"> • <i>Outdoor Activity Area Noise Mitigation. Where exterior sound levels exceed CNEL = 60 dBA, noise reduction measures shall be implemented, including but not limited to:</i> • <i>Exterior living spaces of residential units such as yards and patios shall be oriented away from Project boundaries that are adjacent to noise-producing uses that exceed exterior noise levels of CNEL = 60 dBA, such as roadways and industrial/commercial activities.</i> • <i>Construction of additional sound barriers/berms with noise-reducing features for affected residences.</i> 	<p>DP-Page 42</p>

Table ES-1. Project Impacts, Mitigation Measures and Residual Impacts (Continued)

Impacts	Mitigation Measures	DP or SP Page Number
	<ul style="list-style-type: none"> • <i>Exterior Glazing. Exterior window glazing for residential units exposed to potential noise above $L_{dn}=60$ dBA shall achieve a minimum Outdoor-Indoor Transmission Class (OITC) 24 / Sound Transmission Class (STC) 30. Glazing systems with dissimilar thickness panes shall be used.</i> • <i>Exterior Doors Facing Noise Source. According to Section 1207.7 of the California Building Code, residential unit entry doors from interior spaces shall have a combined STC 28 rating for any door and frame assemblies. Any balcony and ground floor entry doors located at bedrooms shall have an STC 30 rating.</i> • <i>Exterior Walls. Construction of exterior walls shall consist of a stucco or engineered building skin system over sheathing, with 4-inch to 6-inch deep metal or wood studs, fiberglass batt insulation in the stud cavity, and one or two layers of 5/8-inch gypsum board on the interior face of the wall. If possible, electrical outlets shall not be installed in exterior walls exposed to noise. If not possible, outlet box pads shall be applied to all electrical boxes and sealed with non-hardening acoustical sealant.</i> • <i>Supplemental Ventilation. According to the California Building Code, supplemental ventilation adhering to OITC/STC recommendations shall be provided for residential units with habitable spaces facing noise levels exceeding $L_{dn}=60$ dBA, so that the opening of windows is not necessary to meet ventilation requirements. Supplemental ventilation can also be provided by passive or by fan-powered, ducted air inlets that extend from the building's rooftop into the units. If installed, ducted air inlets shall be acoustically lined through the top-most 6 feet in length and incorporate one or more 90-degree bends between openings, so as not to compromise the noise insulating performance of the residential unit's exterior envelope.</i> • <i>Sound Walls. Sound walls shall be built on the north and east property lines of the Project in Phase 3 that adjoin Suburban Road. The barrier shall consist of mortared masonry. Further, proposed</i> 	DP-Page 21

Table ES-1. Project Impacts, Mitigation Measures and Residual Impacts (Continued)

Impacts	Mitigation Measures	DP or SP Page Number
	<p><i>carports with solar canopies shall be installed around the western and northern perimeter of the R-4 units, and these units shall be setback a minimum of 100 feet from the property line.</i></p> <ul style="list-style-type: none"> <i>Landscaping. Landscaping along the north and east Project site boundaries that adjoin Suburban Road shall include a line of closely spaced trees and shrubs with sufficient vegetative density to help reduce sound transmission.</i> 	Public Improvement Plans
<p>NO-4. Development within the ALUP noise contours could cause persons within the Project site to be exposed to unacceptable noise levels.</p>	<p>MM NO-3b. Buckley Road widening improvements shall include the use of rubberized asphalts or alternative paving technology to reduce noise levels for sensitive receptors near the roadway.</p>	Public Improvement Plans
<p>None required</p>		
<p>3.10 Population and Housing</p>		
<p>PH-1. Residential development and associated population growth resulting from the Project would not exceed the adopted annual growth rate threshold.</p>	<p>None required</p>	
<p>PH-2. The construction of 720 units under the Project would provide additional housing for the City of San Luis Obispo, having beneficial impacts related to the jobs/housing imbalance.</p>	<p>None required</p>	
<p>PH-3. The construction of affordable housing units under the Project would provide additional affordable housing for the City of San Luis Obispo.</p>	<p>None required</p>	

Table ES-1. Project Impacts, Mitigation Measures and Residual Impacts (Continued)

Impacts		Mitigation Measures	DP or SP Page Number
3.11 Public Services			
PS-1. Implementation of the Project would potentially increase demand on the SLOPD for police protection services.		MM PS-1. The Applicant shall prepare and implement a brief Security Plan for the Project site. The Security Plan shall be prepared in consultation with the SLOPD and address public safety concerns in common or public spaces, parks, bike paths and open space areas, the commercial center, and parking lots. The Security Plan shall set forth lighting requirements, security recommendations for parks, open space and trails (e.g., visibility, lighting, etc.) and establish rules for use of the public areas. Any private security patrol service patrols established as part of this development shall be coordinated with the SLOPD.	Public Improvement Plans
PS-2. Project implementation would increase the demand for SLOFD fire protection services, create potential declines in firefighter to resident ratios, be located outside of accepted response time performance area and necessitate construction of an additional fire protection facility, with potential for secondary environmental impacts.		MM PS-2. Fair Share Contribution. The Applicant shall agree to pay a fair share contribution to a future citywide or area-wide fire protection service protection development impact fee program. Additionally, the AASP should be amended to include a fee program to fund the City's fifth fire station and/or integrate such fair share fee programs into the proposed Community Facilities District (CFD).	
PS-3. Development of 720 new homes as part of the Project would generate increases in enrollment at public schools (Los Ranchos Elementary, Laguna Middle, and San Luis High).		None required	
PS-4. Implementation of the Project would potentially increase the demand for <u>park-services</u> <u>public parks</u> beyond current capacity.		None required	
3.12 Transportation and Traffic			
TRANS-1. Project construction activities would potentially create traffic impacts due to congestion from construction vehicles (e.g., construction trucks,		MM TRANS-1. The Applicant shall prepare a Construction Transportation Management Plan for all phases of the proposed Project for review and approval by the City prior to issuance of grading or building permits to	Public Improvement Plans

Table ES-1. Project Impacts, Mitigation Measures and Residual Impacts (Continued)

Impacts	Mitigation Measures	DP or SP Page Number
<p>construction worker vehicles, equipment, etc.) as well as temporary traffic lane and sidewalk closures.</p>	<p><i>address and manage traffic during construction. The Plan shall be designed to:</i></p> <ul style="list-style-type: none"> • <i>Prevent traffic impacts on the surrounding roadway network;</i> • <i>Restrict construction staging to within the Project site;</i> • <i>Minimize parking impacts both to public parking and access to private parking to the greatest extent practicable;</i> • <i>Ensure safety for both those construction vehicles and works and the surrounding community; and</i> • <i>Prevent substantial truck traffic through residential neighborhoods.</i> <p><i>The Construction Transportation Management Plan shall be subject to review and approval by the Public Works Director to ensure that the Plan has been designed in accordance with this mitigation measure. This review shall occur prior to issuance of grading or building permits. It shall, at a minimum, include the following:</i></p> <p><i>Ongoing Requirements throughout the Duration of Construction:</i></p> <ul style="list-style-type: none"> • <i>A detailed Construction Transportation Management Plan for work zones shall be maintained. At a minimum, this shall include parking and travel lane configurations; warnings, regulatory, guide, and directional signage; and area sidewalks, bicycle lanes, and parking lanes. The Plan shall include specific information regarding the Project's construction activities that may disrupt normal pedestrian and traffic flow and the measures to address these disruptions. Such Plan shall be reviewed and approved by the Community Development Department and implemented in accordance with this approval.</i> • <i>Work within the public right-of-way shall be reviewed and approved by the City on a case by case basis based on the magnitude and type of construction activity. Generally work shall be performed between 8:30 AM and 4:00 PM. This work includes dirt hauling and construction material delivery. Work within the public right-of-way outside of these hours shall only be allowed after the issuance of an after-hours construction permit administered by the Building and</i> 	

Table ES-1. Project Impacts, Mitigation Measures and Residual Impacts (Continued)

Impacts	Mitigation Measures	DP or SP Page Number
<p><i>Safety Division. Additionally restrictions may be put in place by Public Works Department depending on particular construction activities and conditions.</i></p> <ul style="list-style-type: none"> • <i>Streets and equipment shall be cleaned in accordance with established Public Works requirements.</i> • <i>Trucks shall only travel on a City-approved construction route. Limited queuing may occur on the construction site itself.</i> • <i>Materials and equipment shall be minimally visible to the public; the preferred location for materials is to be onsite, with a minimum amount of materials within a work area in the public right-of-way, subject to a current Use of Public Property Permit.</i> • <i>Provision of off-street parking for construction workers, which may include the use of a remote location with shuttle transport to the site, if determined necessary by the City.</i> • <i>Project Coordination Elements That Shall Be Implemented Prior to Commencement of Construction:</i> • <i>The traveling public shall be advised of impending construction activities that may substantially affect key roadways or other facilities (e.g., information signs, portable message signs, media listing/notification, and implementation of an approved Construction Impact Mitigation Plan).</i> • <i>A Use of Public Property Permit, Excavation Permit, Sewer Permit, or Oversize Load Permit, as well as any Caltrans permits required for any construction work requiring encroachment into public rights-of-way, detours, or any other work within the public right-of-way shall be obtained.</i> • <i>Timely notification of construction schedules shall be provided to all affected agencies (e.g., Police Department, Fire Department, Public Works Department, and Community Development Department) and to all owners and residential and commercial tenants of property within a radius of ¼ mile.</i> 		

Table ES-1. Project Impacts, Mitigation Measures and Residual Impacts (Continued)

Impacts	Mitigation Measures	DP or SP Page Number
<p>TRANS-2. Phased Project development combined with limited site access and related increases in congestion on surrounding roadways would have the potential to cause transportation deficiencies throughout the Project vicinity.</p>	<ul style="list-style-type: none"> • Construction work shall be coordinated with affected agencies in advance of start of work. Approvals may take up to two weeks per each submittal. • Public Works Department approval of any haul routes for construction materials and equipment deliveries shall be obtained. <p>MM TRANS-2a. The Applicant shall create and submit a Transportation Improvement Phasing Plan to the City for review and approval, and shall ensure that construction of the Project follows the sequential phasing order utilized in the TIS for such improvements. The Plan shall address the timing and general design of all on and offsite transportation improvements.</p> <p>MM TRANS-2b. The Applicant shall defer installation of turn restrictions on Vachell Lane/South Higuera Street until the Buckley Road Extension is completed and operational under Phase 2. This measure shall be completed simultaneously with the removal measures of temporary NTM closures discussed in MM TRANS-2c.</p> <p>MM TRANS-2c. As part of Phase 1 development, the Applicant shall initially restrict ingress and egress to only emergency vehicles, transit, bicycles, and pedestrians at the border of the Project site on Venture Drive and at the intersection of Vachell Lane and Earthwood Lane. These measures shall be removed upon the completion of the Buckley Road Extension in Phase 2 and implemented concurrently with those measures required in MM TRANS-2b to allow full access into the subdivision. The City shall work with SLO Transit to establish an interim route in the Project vicinity during Phase 1. The Applicant shall install an interim turn-around location within the Project site or other measures as deemed appropriate by the City to accommodate this interim transit access due to required site access limitations noted above.</p>	<p>Public Improvement Plans DP-Pages 80-81</p> <p>DP-Page 80, 81</p> <p>DP-Page 80-81</p>

Table ES-1. Project Impacts, Mitigation Measures and Residual Impacts (Continued)

Impacts	Mitigation Measures	DP or SP Page Number
	<p>MM TRANS-2d. <i>To remain consistent with proposed bicycle facilities listed in the BTP, the Applicant shall design and construct Class II bicycle lanes that connect to the regional bicycle network along the entire stretch of Vachell Lane, between Buckley Road and South Higuera Street, as part of Phase 1. The City Public Works Department shall ensure improvements meet design standards.</i></p>	DP-Page 81
	<p>MM TRANS-2e. <i>The Applicant shall design and construct the Jespersen Road/Horizon Lane connection as part of Phase 4 between Suburban Road and the Project boundary. The City Public Works Department shall ensure improvements meet safety design criteria.</i></p>	DP-Page 81
	<p>MM TRANS-2f. <i>To remain consistent with the BTP and City policies, the Applicant shall design and construct all Buckley Road improvements along the Project frontage, from the Tank Farm Creek Bridge to the eastern site boundary, including but not limited to, the proposed Class I bicycle path, and Class II bicycle lanes as part of Phase 4.</i></p>	DP-Page 81

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Table ES-1. Project Impacts, Mitigation Measures and Residual Impacts (Continued)

Impacts	Mitigation Measures	DP or SP Page Number
<p>TRANS-3. Project-generated traffic would potentially create turning movement conflicts at driveways and intersections on the Project site.</p>	<p>MM TRANS-3a. Project roadway and driveway design shall be reviewed and approved by the City to ensure compliance with City engineering standards and not conflict with intersection functional areas (e.g., aligning driveways on opposite sides of the roadway, position driveways as far upstream from intersections as possible).</p> <p>MM TRANS-3b. The Applicant shall install traffic calming measures (e.g., speed bumps, pedestrian bulb-outs, etc.) to control speed levels along internal roadways of the Project site, including the extensions of Venture Drive, Horizon Lane, and Jespersen Road as required by Policy 8.1.3.</p>	<p>Public Improvement Plan</p> <p>DP-Appendix A, A4-A9, A15, A16</p>
<p>TRANS-4. Project-generated traffic would exceed Circulation Element maximum volume thresholds at Vachell Lane, Earthwood Lane, Horizon Lane, and Suburban Road.</p>	<p>MM TRANS-4. The Applicant shall prepare an improvement plan for Horizon Lane, Earthwood Lane, and Suburban Road, including roadway, bicycle, and pedestrian improvements. Improvements shall be constructed by the Applicant in coordination with the phasing plan required by MM TRANS-2a, to ensure the Applicant constructs all offsite roadway improvements in a timely manner consistent with Project phasing. The Project Applicant shall:</p> <ul style="list-style-type: none"> • Prepare a detailed improvement plan for Horizon Lane to bring this road into conformance with City standards for a commercial collector of width between 44 to 60 feet from Suburban Road to the Project boundary. This plan shall be developed in coordination with adjacent property owners and the City Public Works Department. Horizon Lane shall not be connected to the Project site until such a plan has been completed and improvements are completed in accordance with the phasing plan, as part of Phase 4. The section of Horizon Lane/Jespersen Road from the Project boundary to Buckley Road shall be designated as a residential collector with a width of roadway between 40 and 60 feet. 	<p>DP-Appendix H</p>

Table ES-1. Project Impacts, Mitigation Measures and Residual Impacts (Continued)

Impacts	Mitigation Measures	DP or SP Page Number
<p>TRANS-5. Project-generated traffic would cause increase delays and cause exceedance of intersection capacity at the Buckley Road/SR 227 intersection in both the AM and PM peak hours.</p>	<ul style="list-style-type: none"> • Design and improve the intersection of Horizon Lane/Suburban Road to be consistent with City Uniform Design Criteria and Municipal Code Standards. • Coordinate with the property owners along Earthwood Lane and City staff to complete the Earthwood Lane Extension to the Project site as part Phase 1. Earthwood Lane shall be developed to full City standards for a residential collector. Residential collectors shall be 44 to 60 feet wide as required by the City's Uniform Design Criteria. • Coordinate with the property owners along Suburban Road and City staff to prepare a detailed improvement plan for Suburban Road to bring this road into conformance with City standards. This plan shall address widening of substandard sections near the east end of this roadway, completion of missing sidewalk segments, installation of street trees, pedestrian crossings (e.g., Suburban Road at Earthwood Lane) and other improvements required to bring this road into compliance with City standards for a commercial collector road. In accordance to the City's Uniform Design Criteria, a commercial collector road shall be 44 to 68 feet wide to effectively serve commercial and industrial uses. Improvements from Earthwood Lane to Higuera Street shall be done as part of Phase 1. Improvements from Earthwood Lane to Horizon Lane shall be done as part of Phase 4 development, prior to the connection of Horizon Lane with the Project site. • Prepare a detailed phasing plan that identifies reasonable timing of such improvements. The phasing plan shall be developed in close coordination with City staff. <p>MM TRANS-5. The AASP shall be amended to include a fee program for improvements to the Buckley Road/SR 227 intersection. Upon establishment of a fee program for improvements to this intersection within the AASP, the Applicant shall pay a pro-rata fair share fee to fund the installation of additional northbound and southbound lanes roundabout at the Buckley</p>	
<p>TRANS-5. Project-generated traffic would cause increase delays and cause exceedance of intersection capacity at the Buckley Road/SR 227 intersection in both the AM and PM peak hours.</p>	<p>MM TRANS-5. The AASP shall be amended to include a fee program for improvements to the Buckley Road/SR 227 intersection. Upon establishment of a fee program for improvements to this intersection within the AASP, the Applicant shall pay a pro-rata fair share fee to fund the installation of additional northbound and southbound lanes roundabout at the Buckley</p>	

Table ES-1. Project Impacts, Mitigation Measures and Residual Impacts (Continued)

Impacts	Mitigation Measures	DP or SP Page Number
	<p><i>Road/SR 227 intersection as identified in the SLOCOG SR 227 Operations Study. The City shall collect the fair share fee and coordinate payment of Project fair share fees to help fund improvements with the County and/or Caltrans.</i></p>	
<p>TRANS-6. Project-generated traffic would exacerbate existing queuing at the South Street/Higuera Street intersection northbound right-turn lane, resulting in significant impacts.</p>	<p>MM TRANS-6. <i>The Applicant shall design and construct the extension of the northbound right turn-lane at the South Street/Higuera Street intersection, to provide more storage capacity.</i></p>	<p>DP-Page 81 DP-Appendix H</p>
<p>TRANS-7 Project-generated traffic would cause exceedance of storage capacities at several intersections along South Higuera Street.</p>	<p>MM TRANS-7a. <i>The Applicant shall design and construct a second northbound left-turn lane at the intersection of South Higuera Street/Prado Road. The Applicant shall also pay a fair share fee for the widening of Prado Road Creek Bridge west of South Higuera Street by participating in the citywide transportation impact fee program.</i></p> <p>MM TRANS-7b. <i>The Applicant shall design and construct a second southbound left-turn lane at the Tank Farm Road/South Higuera Street intersection.</i></p> <p>MM TRANS-7c. <i>The Applicant shall design and install the restriping of Suburban Road to extend the length of the westbound left- and right-turn lane at the Suburban Road/South Higuera Street intersection.</i></p> <p>MM TRANS-7d. <i>In coordination with the opening of the Buckley Road Extension as part of Phase 2, the Applicant shall design and install measures to restrict left turns into and out of the Vachell Lane/South Higuera Street intersection.</i></p>	<p>DP-Page 81, Appendix H</p> <p>DP-Page 81, Appendix H</p> <p>DP-Page 80, Appendix H</p> <p>DP-Page 81, Appendix H</p>

Table ES-1. Project Impacts, Mitigation Measures and Residual Impacts (Continued)

Impacts	Mitigation Measures	DP or SP Page Number
<p>TRANS-8. Project-generated traffic would cause delays and exceedance of intersection capacities at several intersections along Los Osos Valley Road.</p>	<p>MM TRANS-8a. The Project is located within the Los Osos Valley Road interchange Sub Area fee program, and, as such, the Applicant shall pay the Los Osos Valley Road subarea fee, for the cost of reconstructing the Los Osos Valley Road/U.S. Highway 101 interchange project and improvements along Los Osos Valley Road. The fee shall be associated with the number of dwelling units and the square footage of commercial development in the Project site.</p> <p>MM TRANS-8b. In coordination with the Applicant, the City shall retune the traffic signal at Los Osos Valley Road/South Higuera Street intersection and installation of signage at the South Higuera Street/Buckley Road intersection to inform drivers of additional access to U.S. Highway 101 at Ontario Road. The City Public Works Department shall ensure the improvements and signage meet safety criteria.</p>	
<p>TRANS-9. The proposed Project would generate and attract trips to and from U.S. Highway 101, incrementally increasing congestion of the region's main highway.</p>	<p>None required</p>	
<p>TRANS-10. The proposed Project would potentially degrade level of service for various pedestrian facilities serving the Project vicinity.</p>	<p>MM TRANS-10a. The Applicant shall design and construct ADA-compliant sidewalks and ADA ramps on the east side of South Higuera Street to provide continuous paths of travel from the City limit line to Los Osos Valley Road.</p> <p>MM TRANS-10b. The Applicant shall design and construct continuous sidewalks along the east side of South Higuera Street from Vachell Lane to Los Osos Valley Road including ADA ramps at the Vachell Lane and South Higuera Street intersection.</p>	<p>DP-Page 81</p> <p>DP-Page 81</p>

Table ES-1. Project Impacts, Mitigation Measures and Residual Impacts (Continued)

Impacts		Mitigation Measures		DP or SP Page Number
		MM TRANS-10c. <i>The Applicant shall design and construct continuous ADA-compliant sidewalks and ADA ramps along the segment of Suburban Road from South Higuera Street to Earthwood Lane.</i>		DP-Page 81
TRANS-11. Project development would increase demand for bicycle facilities in an underserved area and would potentially conflict with the City's Bicycle Transportation Plan regulations and General Plan thresholds.		MM TRANS-11a. <i>The Applicant shall construct two (2) separated bicycle bridges on each side of Buckley Road at Tank Farm Creek and provide connections to Buckley Road so as to provide continuous and safe bicycle routing along Buckley Road. These sections of roadway and creek crossings are under the jurisdiction of the County and would need to meet both City and County design standards to the greatest extent feasible and are subject to approval of the City's Public Works Director.</i>		DP-Page 80
TRANS-12. The proposed Project would increase demand for transit services in an underserved area, presenting a barrier to both transit dependent and non-transit dependent households for using transit.		MM TRANS-12. <i>The Applicant shall coordinate with SLO Transit to ensure that adequate service would be provided to the two proposed bus stops. The bus stops shall be constructed by the Applicant within the respective phase's development area. To assure adequate service is provided to the two new bus stops onsite, the Applicant shall pay a fair share to fund any physical improvements needed to accommodate future service to the site. In addition, the proposed transit service onsite shall meet standards stated in Policy 3.1.6, Service Standards.</i>		Public Improvement Plans
TRANS-13. Under near-term plus Project conditions, Project-generated traffic would cause delays and exceedance of storage capacities at Buckley/SR 227 and Los Osos Valley Road/South Higuera Street and contribute to road segment congestion.		MM TRANS-13. <i>The City shall amend the TIF to include a fee program for the installation of a second southbound right-turn lane at the Los Osos Valley Road/South Higuera Street intersection, or create a separate mitigation fee for this purpose. The Applicant shall pay its fair share fees to the City prior to issuance of an occupancy permit for the first residential unit of each phase of development.</i>		
TRANS-14. Under near-term conditions, the proposed Project would cumulatively contribute		MM TRANS-14. <i>If approved by City Council, the City shall amend the TIF, or some other fee program, to include a fee program for the installation of a</i>		

Table ES-1. Project Impacts, Mitigation Measures and Residual Impacts (Continued)

Impacts	Mitigation Measures	DP or SP Page Number
<p>incrementally to increased demand for bicycle and pedestrian facilities, potentially conflicting with the City's BTP regulations and General Plan thresholds.</p>	<p><i>Class I bicycle path from Buckley Road/South Higuera Street intersection to Los Osos Valley Road/U.S. Highway 101 southbound ramps intersection, connecting to the Bob Jones Trail. The Applicant shall pay its fair share fee to fund the improvement.</i></p>	
<p>TRANS-15. Under long-term cumulative plus Project conditions, Project-generated traffic would result in a cumulatively considerable contribution to potentially significant impacts to the operational conditions at four intersections.</p>	<p>MM TRANS-15a. <i>The Applicant shall pay its fair share fee to the City to fund the widening of the Prado Road/South Higuera Street intersection to accommodate a dual left-turn lane, dual thru-lanes, and a right-turn lane on all approaches. Due to its size and complexity, individual components of these improvements are contained in various fee programs. The City should consider amending this improvement into one of the City's impact fee programs. If amended into an impact fee program, the Project shall pay impact fees prior to issuance of an occupancy permit for the first residential unit of each phase of development in accordance with the amended fee program.</i></p>	
	<p>MM TRANS-15b. <i>The Applicant shall pay its fair share fees to fund the extension of the northbound right-turn lane, the installation of a "pork cop" island to assist pedestrian crossings and widening on the south side of Tank Farm to provide a slip lane for right turning traffic. Improvements would also include second westbound right-turn lane at the Tank Farm Road/South Higuera Street intersection prior to issuance of building permits.</i></p>	
	<p>MM TRANS-15c. <i>The City shall review the cross sections for improvements to Tank Farm Road/Horizon Lane intersection as proposed within AASP to ensure long-term geometrics meet the objectives of the General Plan. The Applicant shall pay its fair share fees to fund the installation of an additional northbound right-turn lane or a roundabout at the Tank Farm Road/Horizon Lane intersection.</i></p>	

Table ES-1. Project Impacts, Mitigation Measures and Residual Impacts (Continued)

Impacts	Mitigation Measures	DP or SP Page Number
	<p><i>MM TRANS-15d. The Applicant shall pay its fair share fees to fund the installation of a traffic signal or a single-lane roundabout at the Buckley Road/Vachell Lane intersection. While not required, this work may be implemented as part of the Buckley Road extension being installed as part of Phase 2 of the Project.</i></p>	
<p>3.13 Utilities</p>		
<p>UT-1. Project generated wastewater would contribute to demand for wastewater collection facilities and remaining capacity of the City's Water Resource Recovery Facility (WRRF).</p>	<p>None required</p>	
<p>UT-2. The Project would require the expansion of utility infrastructure to serve new development, including water, sewer, gas and electricity into the site; the construction of which could cause environmental effects.</p>		
<p>UT-3. Project-related increases in water use would incrementally increase demand for the City's potable water supply.</p>	<p>None required</p>	
<p>UT-4. The Project would generate additional solid waste for disposal at the Cold Canyon Landfill.</p>	<p>None required</p>	