

CHAPTER 7

MITIGATION MONITORING AND REPORTING PROGRAM

7.1 STATUTORY REQUIREMENT

When a Lead Agency makes findings on significant environmental effects identified in an Environmental Impact Report (EIR), the agency must also adopt a “reporting or monitoring program for the changes to the project which it has adopted or made a condition of approval in order to mitigate or avoid significant effects on the environment” (Public Resources Code §21081.6(a) and California Environmental Quality Act (CEQA) Guidelines §15091(d) and §15097). The Mitigation Monitoring and Reporting Program (MMRP) is implemented to ensure that the mitigation measures and project revisions identified in the EIR are implemented. Therefore, the MMRP must include all changes in the proposed project either adopted by the project proponent or made conditions of approval by the Lead or Responsible Agency.

7.2 ADMINISTRATION OF THE MITIGATION MONITORING AND REPORTING PROGRAM

The Harbor District is the Lead Agency responsible for the adoption of the MMRP. As the project applicant, the Harbor District is also responsible for implementation of the MMRP, in coordination with the County and other government agencies. According to CEQA Guidelines §15097(a), a public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity that accepts the delegation. However, until mitigation measures have been completed, the Lead Agency remains responsible for ensuring that the implementation of the measure occurs in accordance with the program.

7.3 MITIGATION MEASURES AND MONITORING PROGRAM

Table 7-1 is structured to enable quick reference to mitigation measures and the associated monitoring program based on the environmental resource. The numbering of mitigation measures correlates with numbering of measures found in the Environmental Impact Analysis chapter of this EIR (refer to Chapter 4).

Table 7-1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
<i>Aesthetic Resources</i>				
AES/mm-1	Upon application for construction permits from the County of San Luis Obispo, the Harbor District or designee shall design and site the commercial buildings(s) and new water tank (if required) so that no part is above the natural ridgeline in the background. This may be accomplished by measures including but not limited to setting the structure further back from the leading edge of the graded top-of-slope, reducing building height, and/or stepping the upper portions of the building back from the lower façade. Prior to Harbor District approval of construction and architectural plans for proposed structures, a sight-line study shall be prepared showing the buildings will not silhouette above the primary natural ridgeline as seen from Avila Beach Drive. The sight-line study shall be submitted to the County with the construction permit application.	Submittal of required plans and study.	Upon application for construction permits; final inspection of structure	Harbor District (or their designee), County of San Luis Obispo
AES/mm-2	<p>Upon application for construction permits from the County of San Luis Obispo, the Harbor District or designee shall submit final landscape plans incorporating substantial screening of all engineered graded surfaces. The plant palette shall incorporate plants of varied-size that will produce a natural pattern of vegetative growth.</p> <ol style="list-style-type: none"> Plants shall be arranged in natural appearing patterns using a combination of ground covers, different sized shrubs, and different sized trees. Plant types shall be native or native appearing. Trees and large shrubs shall be planted such that within 10 years after project construction, no more than 20% of the parked RVs and other vehicles (at full-use capacity) are visible from viewpoints on Avila Beach Drive, beaches, the pier and pier parking lot, and other public vantage points. Screening vegetation shall be strategically planted on the slopes in front of the parking areas, as well as on the flatter areas among the spaces. Plantings shall be allowed to provide for adequate visual sight lines and views of the coast for 	Submittal of required plans; long-term maintenance of landscaping	Upon application for construction permits; maintenance of landscaping for the life of the project	Harbor District (or their designee), County of San Luis Obispo

Table 7-1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
	<p>visitors to the project site.</p> <p>c. Plant trees and large shrubs such that within 10 years after project construction, no more than 30% of the commercial and other buildings and structures including the water tank (if required) are visible from viewpoints on Avila Beach Drive, beaches, the pier and pier parking lot , and other public vantage points. Plantings shall be allowed to provide for adequate visual sight lines and views of the coast for visitors to the project site.</p>			
AES/mm-3	<p>Upon application for construction permits from the County of San Luis Obispo, the Harbor District or designee shall submit plans showing proposed recreational vehicle (RV) parking spaces set back as far back from the edge of the graded terrace as feasible, while avoiding the creation of additional cut slopes and retaining walls.</p>	Submittal of required plans	Upon application for construction permits	Harbor District (or their designee), County of San Luis Obispo
AES/mm-4	<p>Upon application for construction permits from the County of San Luis Obispo, the Harbor District or designee shall prepare and submit plans incorporating the following:</p> <p>a. All buildings and structures shall appear visually subordinate to the setting, blend with the hillside, and designed to reduce noticeability from off-site locations.</p> <p>b. Buildings shall reflect the historic character of the working harbor and shall be an architectural style distinct from the redeveloped buildings seen along Front Street in Avila Beach. Blocky, monotonous, and pre-fabricated architectural style and design shall not be applied.</p> <p>c. Buildings shall be pedestrian in scale, mass, layout, and appearance, (i.e., designed for visibility and use by pedestrians proximate to the building rather than visibility from Avila Beach Drive, such as finer distinctive architectural features, integration of art, massing and layout designed for function rather than to promote visibility, and smaller, lower positioned signage and lighting). Exterior colors, materials, and finishes shall</p>	Submittal of required plans	Upon application for construction permits; final inspection of structures	Harbor District (or their designee), County of San Luis Obispo

Table 7-1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
AES/mm-5	<p>visually blend with or complement the natural surroundings.</p> <p>d. All site amenities including signage, light poles, street furniture, and other features shall be unobtrusive, blend with the setting, and support an architectural theme.</p> <p>e. All commercial buildings shall not exceed 25 feet in height, and shall be located on the lower, previously graded portions of the project site, consistent with San Luis Bay Coastal Area Plan Standards.</p> <p>e.f. <u>The design of above-ground retaining walls shall incorporate features of the natural setting, including colors and articulation (i.e., simulated stone) to blend the appearance of the visible portion of the retaining wall into the surrounding landscape.</u></p> <p>Upon application for a construction permit from the County of San Luis Obispo, the Harbor District (or their designee) shall submit a comprehensive lighting plan to the Department of Planning and Building for review and approval showing the following:</p> <p>a. The Lighting Plan shall be based on a photometric study prepared by a qualified engineer who is an active member of the Illuminating Engineering Society of North America (IESNA), using guidance and best practices endorsed by the International Dark Sky Association.</p> <p>b. The Harbor District (or their designee) shall provide the specific technical data and performance criteria required by the applicable safety policy used as the basis for the lighting plan.</p> <p>c. As part of the Lighting Plan, illumination levels shall be the minimum required by the specifically defined public safety policy and ordinances.</p> <p>d. As part of the Lighting Plan, all lighting sources shall be directed downward and shielded from view from public roads, beaches, the pier, parking lots, and other off-site public areas.</p>	Submittal of required plans	Upon application for construction permits; final inspection of lighting plan	Harbor District (or their designee), County of San Luis Obispo

Table 7-1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
	<ul style="list-style-type: none"> e. As part of the Lighting Plan, lights shall be designed and constructed to reduce illumination of the adjacent slopes and hillsides where applicable. f. As part of the Lighting Plan, lighting shall include low-height bollard-type fixtures and be equipped with motion sensors to the greatest extent allowed by safety and security codes. 			
<i>Air Quality</i>				
AQ/mm-1	<p>Prior to issuance of grading permits from the County of San Luis Obispo, and throughout project construction, as applicable, the Harbor District or their designee shall implement the following construction emission reduction measures:</p> <ul style="list-style-type: none"> a. Properly maintain all construction equipment in proper tune according to manufacturer's specifications; b. Fuel all off-road and portable diesel powered equipment with CARB-certified motor vehicle diesel fuel (non-taxed version suitable for use off-road); c. Use CARB Tier 3 certified diesel construction equipment or cleaner off-road heavy-duty diesel engines, and comply with state Off-Road Regulations; d. Use CARB 2007 or cleaner certified on-road heavy-duty diesel trucks and comply with state On-Road Regulations. e. If construction or trucking companies that are awarded the bid or are subcontractors for the project do not have equipment to meet the above two measures, the impacts from the dirtier equipment shall be addressed through SLOAPCD approved off-site or other mitigation measures; f. All on- and off-road diesel equipment shall not idle for more than 5 minutes. Signs shall be posted in the designated queuing areas and job sites to remind drivers and operators of the 5-minute idling limit. g. Diesel idling within 1,000 feet of sensitive receptors is 	<p>Submittal of grading and construction plans, which include identified mitigation measures as plan notes; on-site monitoring by construction manager (or designee)</p>	<p>Prior to issuance of grading permits; for the duration of grading and construction activities</p>	<p>Harbor District (or their designee), San Luis Obispo Air Pollution Control District</p>

Table 7-1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
	<p>not permitted or applicable measures shall be employed as per the direction of the SLOAPCD, including monitoring or low-particulate engine technologies. Sensitive receptors are defined in the SLOAPCD Handbook as people that have an increased sensitivity to air pollution or environmental contaminants. Sensitive receptor locations include schools, parks and playgrounds, day care centers, nursing homes, hospitals, and residential dwelling units;</p> <p>h. Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors or applicable measures shall be employed as per the direction of SLOAPCD, including monitoring or low-particulate engine technologies;</p> <p>i. Equipment shall be electrified when feasible;</p> <p>j. Substitute gasoline-powered or diesel hybrids in place of diesel-powered equipment, where feasible; and</p> <p>k. Use alternatively fueled construction equipment on-site where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane, or biodiesel.</p>			
AQ/mm-2	Prior to issuance of grading permits from the County of San Luis Obispo, the Harbor District or their designee shall ensure SLOAPCD regulations that prohibit developmental burning of vegetative material within San Luis Obispo County are followed.	Submittal of grading and construction plans, which include identified mitigation measures as plan notes; monitoring by construction manager (or designee)	Prior to issuance of grading permits; for the duration of grading and construction activities	Harbor District (or their designee), San Luis Obispo Air Pollution Control District
AQ/mm-3	Prior to issuance of grading permits, the Harbor District or their designee shall ensure that portable equipment and engines 50 horsepower or greater, used during grading and construction activities have a California portable equipment registration (issued by the CARB) or an SLOAPCD permit. Proof of registration must be provided to the SLOAPCD prior to the start	Submittal of grading and construction plans, which include identified mitigation measures as plan notes; obtain required	Prior to issuance of grading permits; prior to initiation of grading and construction; and for the duration of grading and	Harbor District (or their designee), San Luis Obispo Air Pollution Control District

Table 7-1. Mitigation Monitoring and Reporting Program

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	<p>of grading or construction or a permit secured from the SLOAPCD prior to the start of grading or construction. The following list is a guide to equipment and operations that may have permitting requirements, but it is not exclusive:</p> <ol style="list-style-type: none"> a. Power screens, conveyors, diesel engines, and/or crushers; b. Portable generators and equipment with 50-horsepower or greater engines; c. Internal combustion engines; d. Unconfined abrasive blasting operations; e. Concrete batch plants; f. Rock and pavement crushing; g. Tub grinders; and h. Trommel screens. 	<p>permit(s) from San Luis Obispo Air Pollution Control District</p>	<p>construction activities</p>	
AQ/mm-4	<p>Prior to issuance of grading permits from the County of San Luis Obispo, the Harbor District or their designee shall obtain the required SLOAPCD permits for the removal or remediation of hydrocarbon contaminated soil. In addition, the following measures shall be implemented unless otherwise directed by the SLOAPCD upon a finding that alternative measures will result in equal or greater reduction in emission of air contaminants:</p> <ol style="list-style-type: none"> a. Covers on storage piles shall be maintained in place at all times in areas not actively involved in soil addition or removal; b. Contaminated soil shall be covered with at least 6 inches of packed uncontaminated soil or other TPH – non-permeable barrier such as plastic tarp, or other methods as approved by the SLOAPCD. No headspace shall be allowed where vapors could accumulate; c. Covered piles shall be designed in such a way to eliminate erosion due to wind or water. No openings in the covers are permitted; d. The air quality impacts from the excavation and haul 	<p>Submittal of grading and construction plans, which include identified mitigation measures as plan notes; monitoring by construction manager (or designee)</p>	<p>Prior to issuance of grading permits; for the duration of grading and construction activities</p>	<p>Harbor District (or their designee), San Luis Obispo Air Pollution Control District</p>

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	<p>trips associated with removing the contaminated soil must be evaluated, with emissions estimates provided to the SLOAPCD and mitigated with low emission trucks, low emission construction equipment, and/or offsets if needed, if total emissions exceed the SLOAPCD's construction phase thresholds. An estimate of these emissions is included in this EIR;</p> <p>e. During soil excavation, odors shall not be evident to such a degree as to cause a public nuisance, or violation of SLOAPCD regulations would result;</p> <p>f. Clean soil must be segregated from contaminated soil; and</p> <p>g. The permit shall specify applicable criteria established by SLOAPCD.</p> <p>The notification and permitting determination requirements shall be directed to the SLOAPCD Engineering Division.</p>			
AQ/mm-5	<p>Prior to issuance of grading permits from the County of San Luis Obispo, or during construction, if emissions of ROG+NOx with the above mitigations still exceed the thresholds, the Harbor District or their designee shall secure SLOAPCD-approved off-site reductions in ROG+NOx emissions to ensure that ROG+NOx emissions do not exceed the SLOAPCD quarterly thresholds. Coordination with the SLOAPCD should begin at least 6 months prior to issuance of grading permits for the project to allow time for refining calculations and for the SLOAPCD to review and approve the CAMP and off-site mitigation approach. <u>Emissions calculations and results of the subsequent air quality analysis shall be provided to the County Environmental Coordinator for review and approval, in addition to the SLOAPCD.</u></p>	<p>Submittal of grading and construction plans, which include identified mitigation measures as plan notes; submittal of CAMP at least 6 months prior to grading permit issuance</p>	<p>At least 6 months prior to issuance of grading permits</p>	<p>Harbor District (or their designee), San Luis Obispo Air Pollution Control District</p>
AQ/mm-6	<p>Prior to issuance of grading permits from the County of San Luis Obispo, the Harbor District or their designee shall ensure that all grading and construction equipment greater than 100 bhp be equipped with CARB Level 3 diesel particulate filters (DPF), or equivalent, to achieve an 85% reduction in diesel particulate emissions. If CARB verified Level 3 DPFs cannot be</p>	<p>Submittal of grading and construction plans, which include identified mitigation measures as plan notes; monitoring by</p>	<p>Prior to issuance of grading permits; for the duration of grading and construction activities</p>	<p>Harbor District (or their designee), San Luis Obispo Air Pollution Control District</p>

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	secured for all of the equipment greater than 100 hp then the Harbor District (or their designee) will work to offset the added DPM with measures including but not limited to schedule modifications, implementation of no idling requirement, and expanded implementation of AQ/mm-1 measures i, j, and k (e.g., use of alternative fueled generators).	construction manager (or designee)		
AQ/mm-7	Prior to issuance of grading permits from the County of San Luis Obispo, the Harbor District or their designee shall produce a schedule detailing the phasing of activities and ensuring that the emissions of diesel particulates in any quarter falls below the applicable SLOAPCD thresholds. As an alternative approach, if scheduling is not feasible, the Harbor District (or their designee) shall provide SLOAPCD-approved off-site reductions in DPM emissions to ensure that DPM emissions do not exceed the SLOAPCD thresholds.	Submittal of grading and construction plans, which include identified mitigation measures as plan notes; submittal of construction schedule; provision of off-site reductions (if required); monitoring by construction manager (or designee)	Prior to issuance of grading permits; for the duration of grading and construction activities	Harbor District (or their designee), San Luis Obispo Air Pollution Control District
AQ/mm-8	Prior to issuance of grading permits from the County of San Luis Obispo, the Harbor District or their designee shall provide satisfactory evidence that a SLOAPCD-approved Construction Activity Monitoring Plan (CAMP) has been prepared that addresses fugitive dust emissions. The Plan shall include requirements in the SLOAPCD CEQA Handbook. Fugitive dust mitigation measures in the plan shall include a combination of the following, as approved by the SLOAPCD: <ul style="list-style-type: none"> a. Reduce the amount of the disturbed area where possible. b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. An adequate water supply source must be identified. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible. c. All dirt stockpile areas should be sprayed daily as 	Submittal of grading and construction plans, which include identified mitigation measures as plan notes; submittal of a CAMP; monitoring by construction manager (or designee)	Prior to issuance of grading permits; for the duration of grading and construction activities	Harbor District (or their designee), San Luis Obispo Air Pollution Control District

Table 7-1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
	needed, covered, or a SLOAPCD-approved alternative method will be used. (90% reduction).			
	d. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities.			
	e. Exposed ground areas that will be reworked at dates greater than one month after initial grading should be sown with a fast-germinating non-invasive grass seed and watered until vegetation is established, unless other dust and erosion control measures are specified in the agency-approved Dust Control Plan.			
	f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the SLOAPCD.			
	g. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.			
	h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.			
	i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least 2 feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with California Vehicle Code §23114.			
	j. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site.			
	k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible			
	l. Apply water every 3 hours to disturbed areas within the construction site (61% reduction in particulate			

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	<p>emissions).</p> <p>m. Application of soil binders to dirt roads shall be applied to achieve at least an 80% reduction in fugitive dust emissions. All soil binders used shall be 'environmentally friendly' and shall be either lignosulfonate- or calcium lignosulfonate-based approved by the SLOAPCD. All dust control methods, including soil binders, shall be demonstrated in the fugitive dust control plan to ensure compliance with SLOAPCD Rule 401.</p> <p>n. All roadway, driveway, and sidewalk paving should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.</p> <p>e.n. The contractor or builder shall designate a person to monitor the fugitive dust emissions and oversee mitigation measure implementation as per SLOAPCD approval to minimize dust complaints, reduce visible emissions to less than 20% opacity, and to prevent transport of dust off-site. The designated monitor shall carry out these duties on regular workdays, as well as holidays and weekends when work may not be in progress. The name and telephone number of the designated monitor shall be provided to the SLOAPCD Compliance Division prior to the start of any grading, earthwork, or demolition.</p>			
AQ/mm-9	<p>Prior to issuance of grading permits from the County of San Luis Obispo, the Harbor District or their designee shall submit an APCD-approved CAMP, which shall include, but not be limited to the following elements:</p> <p>a. A Dust Control Management Plan that encompasses all, but is not limited to, measures identified in AQ/mm-8 and AQ/mm-13 (if required);</p> <p>b. Tabulation of on- and off-road construction equipment information (e.g., make, model, type, engine tier, DPM Level 3 filter age, horse-power, and miles or hours of</p>	<p>Submittal of grading and construction plans, which include identified mitigation measures as plan notes; submittal of a CAMP and Dust Control Management Plan; monitoring by construction manager (or designee)</p>	<p>Prior to issuance of grading permits; for the duration of grading and construction activities</p>	<p>Harbor District (or their designee), San Luis Obispo Air Pollution Control District</p>

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	<p>operation);</p> <p>c. Construction truck trips scheduled during non-peak hours to reduce peak-hour emissions;</p> <p>d. Limited construction work-day period, if necessary; and</p> <p>e. Phase construction activities, if appropriate.</p>			
AQ/mm-10	<p>Prior to issuance of grading permits from the County of San Luis Obispo, the Harbor District or their designee shall implement the following idle-restricting measures for both on- and off-road equipment during the project grading and construction phase near sensitive receptors:</p> <p>a. Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors or applicable measures shall be employed as per the direction of the SLOAPCD, including monitoring or low-particulate engine technologies;</p> <p>b. Diesel idling within 1,000 feet of sensitive receptors is not permitted or applicable measures shall be employed as per the direction of the SLOAPCD, including monitoring or low-particulate engine technologies;</p> <p>c. Use alternative fueled equipment whenever possible; and</p> <p>d. Signs identifying the no idling requirements must be posted and enforced at the construction site.</p>	<p>Submittal of grading and construction plans, which include identified mitigation measures as plan notes; monitoring by construction manager (or designee)</p>	<p>Prior to issuance of grading permits; for the duration of grading and construction activities</p>	<p>Harbor District (or their designee), San Luis Obispo Air Pollution Control District</p>
AQ/mm-11	<p>Prior to issuance of grading permits from the County of San Luis Obispo, the Harbor District or their designee shall implement the following idle-restricting measures for on-road vehicles during the grading and construction phases of the project:</p> <p>a. Section 2485 of CCR Title 13 limits diesel-fueled commercial motor vehicles that operate in the State of California with gross vehicular weight ratings of greater than 10,000 pounds and licensed for operation on highways. It applies to California and non-California based vehicles. In general, the regulation specifies that</p>	<p>Submittal of grading and construction plans, which include identified mitigation measures as plan notes; monitoring by construction manager (or designee)</p>	<p>Prior to issuance of grading permits; for the duration of grading and construction activities</p>	<p>Harbor District (or their designee), San Luis Obispo Air Pollution Control District</p>

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	<p>drivers of these vehicles:</p> <ul style="list-style-type: none"> - Shall not idle the vehicle's primary diesel engine for more than 5 minutes at any location, except as noted in Subsection (d) of the regulation; and, - Shall not operate a diesel-fueled auxiliary power system (APS) to power a heater, air conditioner, or any ancillary equipment on that vehicle during sleeping or resting in a sleeper berth for greater than 5 minutes at any location when within 100 feet of a restricted area, except as noted in Subsection (d) of the regulation. <p>b. Signs shall be posted in the designated queuing areas and job sites to remind on-road equipment operators of the 5-minute idling limit.</p>			
AQ/mm-12	<p>Prior to issuance of applicable grading permit, the Harbor District (or their designee) shall implement the following idle restricting measures for off-road vehicles during the construction phase of the project:</p> <ul style="list-style-type: none"> a. Off-road diesel equipment shall comply with the 5-minute idling restriction identified in §2449(d)(3) of the CARB In-Use off-Road Diesel regulation: www.arb.ca.gov/regact/2007/ordiesl07/frooal.pdf. b. Signs shall be posted in the designated queuing areas and job sites to remind off-road equipment operators of the 5-minute idling limit. 	<p>Submittal of grading and construction plans, which include identified mitigation measures as plan notes; monitoring by construction manager (or designee)</p>	<p>Prior to issuance of grading permits; for the duration of grading and construction activities</p>	<p>Harbor District (or their designee), San Luis Obispo Air Pollution Control District</p>
AQ/mm-13	<p>Prior to issuance of grading permits from the County of San Luis Obispo, the Harbor District or their designee shall submit a geologic evaluation under the CARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, to determine if Naturally Occurring Asbestos (NOA) is present within the area that will be disturbed. NOA has been identified as a toxic air contaminant by the CARB. If NOA is not present, an exemption request must be filed with the District. If NOA is found at the site, the Harbor</p>	<p>Submittal of grading and construction plans, which include identified mitigation measures as plan notes; submittal of a geologic evaluation; submittal of an Exemption request or</p>	<p>Prior to issuance of grading permits; for the duration of grading and construction activities</p>	<p>Harbor District (or their designee), San Luis Obispo Air Pollution Control District</p>

Table 7-1. Mitigation Monitoring and Reporting Program

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	<p>District (or their designee) must 1) comply with all requirements outlined in the Asbestos ATCM. This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the SLOAPCD; 2) require that any crushing operations do not result in any dust that is visible crossing the property line, does not discharge into the air any visible emissions other than uncombined water vapor, for a period aggregating more than 3 minutes in any 1 hour which are 50% as dark or darker in shade as that designated as number one on the Ringlemann Chart or exceed at 10% opacity; and 3) conduct a geological evaluation prior to any grading. Technical Appendix 4.4 of the SLOAPCD CEQA Handbook includes a map of zones throughout the County where NOA has been found. More information on NOA is available at http://www.slocleanair.org/business/asbestos.php.</p>	<p>preparation and implementation of an Asbestos Dust Mitigation Plan and Asbestos Health and Safety Program (if required); monitoring by construction manager (or designee)</p>		
AQ/mm-14	<p>Prior to issuance of demolition permits (if required) and during grading and construction, the Harbor District or their designee shall comply with asbestos containing material (ACM) requirements. Demolition activities can have potential negative air quality impacts, including issues surrounding proper handling, demolition, and disposal of ACM. ACM could be encountered during demolition or remodeling of existing buildings. Asbestos can also be found in utility pipes and pipelines (transite pipes or insulation on pipes). If utility pipelines are scheduled for removal or relocation or a building(s) is proposed to be removed or renovated, various regulatory requirements may apply, including the requirements stipulated in the National Emission Standard for Hazardous Air Pollutants (40 Code of Federal Regulations [CFR] 61, Subpart M - asbestos National Emission Standards for Hazardous Air Pollutants [NESHAP]). These requirements include but are not limited to: (1) notification to the SLOAPCD; (2) an asbestos survey conducted by a Certified Asbestos Inspector; and (3) applicable removal and disposal requirements of identified ACM. More information on asbestos is available at http://www.slocleanair.org/business/asbestos.php.</p>	<p>Submittal of grading and construction plans, which include identified mitigation measures as plan notes; submittal of notification and asbestos survey to the San Luis Obispo County Air Pollution Control District; monitoring by construction manager (or designee)</p>	<p>Prior to issuance of demolition permits (if required); for the duration of grading and construction activities</p>	<p>Harbor District (or their designee), San Luis Obispo Air Pollution Control District</p>

Table 7-1. Mitigation Monitoring and Reporting Program

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AQ/mm-15	<p>Prior to issuance of construction permits from the County of San Luis Obispo, the Harbor District or their designee shall implement the following mitigation measures to reduce area source emissions, where applicable:</p> <ol style="list-style-type: none"> a. Increase walls and attic insulation by 20% above what is required by the 2008 Title 24 requirements. b. Shade tree planting along southern exposures of buildings to reduce summer cooling needs. c. Shade tree planting in parking lots to reduce evaporative emissions from parked vehicles. d. Use built-in energy efficient appliances, where applicable. e. Orient buildings toward streets with convenient pedestrian and transit access. f. Use double-paned windows. g. Use sodium low-energy parking lot and streetlights. (e.g., sodium) h. Use energy efficient interior lighting. i. Incorporate energy efficient skylights (if any) into roof plan (i.e., should meet the US EPA/Department of Energy (DOE) Energy Star® rating). j. Install High efficiency or gas space heating. k. Install door sweeps and weather stripping if more efficient doors and windows are not available. l. Apply low volatile organic compound (VOC) paint (interior and exterior) (71 grams/liter or less). m. Institute recycling and composting services (as feasible). n. Incorporate a water efficient irrigation system. p. <u>o. Locate proposed fire pits at least 100 feet apart, at least 700 feet from any on-site manager residence where feasible, and as far as feasible from proposed hotel/motel units.</u> 	<p>Submittal of grading and construction plans, which include identified mitigation measures as plan notes; monitoring by construction manager (or designee)</p>	<p>Prior to issuance of construction permits; final inspection of structures and landscaping</p>	<p>Harbor District (or their designee), San Luis Obispo Air Pollution Control District</p>

Table 7-1. Mitigation Monitoring and Reporting Program

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AQ/mm-16	<p>Prior to issuance of construction permits, the Harbor District or their designee shall submit plans showing the following measures, which shall be implemented prior to occupancy to reduce vehicle emissions.</p> <p>a. Locate electrical vehicle charging station(s) in the parking lots at a ratio required by County or as recommended by SLOAPCD.</p> <ul style="list-style-type: none"> - Provide long-and short-term bicycle parking onsite or within the Harford Pier parking area for employees; one bicycle parking space for every 10 employees is considered appropriate. - Provide shower stalls and locker facilities to encourage employees to bike to work. - Provide facilities for eating and convenience including refrigeration and other vending for employees onsite or within the Harford Pier parking area. - Internal circulation shall to the greatest extent possible be with all-electric vehicles. - Options shall be provided to guests for electric vehicle transport to adjacent District facilities. 	<p>Submittal of construction plans, which include identified mitigation measures as plan notes; monitoring by construction manager (or designee)</p>	<p>Prior to issuance of construction permits; final inspection of structures</p>	<p>Harbor District (or their designee), San Luis Obispo Air Pollution Control District</p>
AQ/mm-17	<p>Prior to operation, the Harbor District or their designee shall obtain all required permits for equipment, including but not limited to the portable generators and equipment with engines that are 50 hp or greater.</p>	<p>Obtain required permits from San Luis Obispo Air Pollution Control District</p>	<p>Prior to operation</p>	<p>Harbor District (or their designee), San Luis Obispo Air Pollution Control District</p>
AQ/mm-18	<p>During operation of the proposed project, the Harbor District or their designee shall comply with SLOAPCD Operational Phase Idling Limitations. Public health risk benefits can be realized by idle limitations for diesel engines. To help reduce the emissions impact of diesel vehicles that will access the facility or off-road equipment, the following idling control techniques shall be implemented:</p>	<p>Comply with California Diesel Idling Regulations during operation</p>	<p>For the life of the project</p>	<p>Harbor District (or their designee), San Luis Obispo Air Pollution Control District</p>

Table 7-1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
California Diesel Idling Regulations				
a.	On-road diesel vehicles shall comply with §2485 of CCR Title 13. This regulation limits idling from diesel-fueled commercial motor vehicles with gross vehicular weight ratings of more than 10,000 pounds and licensed for operation on highways. It applies to California and non-California based vehicles. In general, the regulation specifies that drivers of said vehicles:			
	- Shall not idle the vehicle's primary diesel engine for greater than 5 minutes at any location, except as noted in Subsection (d) of the regulation; and,			
	- Shall not operate a diesel-fueled auxiliary power system (APS) to power a heater, air conditioner, or any ancillary equipment on that vehicle during sleeping or resting in a sleeper berth for greater than 5 minutes at any location when within 1,000 feet of a restricted area, except as noted in Subsection (d) of the regulation.			
b.	Off-road diesel equipment shall comply with the 5-minute idling restriction identified in §2449(d)(3) of the CARB's In-Use off-Road Diesel regulation, Rule 402.			
c.	Signs must be posted in the designated queuing areas and job sites to remind drivers and operators of the state's 5-minute idling limit.			
d.	The specific requirements and exceptions in the regulations can be reviewed at the following web sites: www.arb.ca.gov/msprog/truck-idling/2485.pdf and www.arb.ca.gov/regact/2007/ordiesl07/frooal.pdf .			
e.	In addition to the State required diesel idling requirements, the project shall comply with these more restrictive requirements to minimize impacts to nearby sensitive receptors, including onsite visitors:			
	- Staging and queuing areas shall not be located within 1,000 feet of sensitive			

Table 7-1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
	<p>receptors;</p> <ul style="list-style-type: none"> - Diesel idling within 1,000 feet of sensitive receptors shall not be permitted; - Use of alternative fueled equipment is recommended; and - Signs that specify the no idling areas must be posted and enforced at the site. 			
Biological Resources				
BIO/mm-1	<p>Prior to initiation of grading activities, a qualified biologist shall conduct pre-construction surveys to determine the presence or absence of special-status species. A qualified biological monitor shall be present during any clearing and grading activities within 100 feet of onsite drainages and oak woodland. The work areas shall be clearly marked to ensure that no work occurs outside of the approved limits of disturbance (i.e., lathe and flagging, t-posts and yellow ropes, and temporary signage). The qualified biologist will receive project-specific approvals from resource agencies prior to handling any special-status wildlife species. Speed limits shall be restricted to 15 mph and work shall be limited to daylight hours.</p>	<p>Retain biological monitor; conduct pre-construction surveys; conduct biological monitoring within 100 feet of drainages and oak woodland; delineate and protect sensitive habitat</p>	<p>Prior to initiation of grading activities</p>	<p>Harbor District (or their designee), biological monitor, County of San Luis Obispo</p>
BIO/mm-2	<p>Upon application for construction permits from the County of San Luis Obispo, the following measures shall be included on applicable plans in order to avoid erosion and sedimentation impacts to the creeks and water quality:</p> <ol style="list-style-type: none"> a. Grading and construction resulting in ground disturbance should be limited to the typical dry season (April 15 to October 15). b. If work must occur during the rainy season, the Harbor District (or their designee) shall install adequate erosion and sedimentation controls to prevent any sediment-laden run-off from entering creeks, drainages, and the Pacific Ocean. c. Upon completion of construction, disturbed areas will be stabilized or vegetated as detailed in the project's 	<p>Submittal of grading and construction plans, which include identified mitigation measures as plan notes</p>	<p>Upon application for construction permits; prior to and for the duration of grading and construction activities</p>	<p>Harbor District (or their designee), biological monitor, County of San Luis Obispo</p>

Table 7-1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
	re-vegetation plan.			
BIO/mm-3	If feasible, all work shall be avoided during the nesting bird season (approximately February 1 through August 15), including ground and tree-nesting birds. If any construction activities are scheduled to occur during the nesting season, pre-construction bird surveys shall be conducted by a qualified biologist. The surveys shall be conducted no more than 1 week prior to the scheduled onset of construction activities. If nesting bird species are observed within 250 feet of the construction area during the surveys, the biologist shall determine the appropriate exclusion zone for the specific species. A buffer of 250 feet shall be maintained around any nesting raptors. The nesting bird exclusion zones shall be completely avoided until the qualified biologist determines that the young have successfully fledged. A qualified biologist shall conduct periodic site inspections to ensure that the exclusion zone is maintained and to monitor the nesting progression. In the event that sensitive bird species are discovered, the USFWS and/or CDFW will be contacted to determine the appropriate protective measures prior to any construction beginning. If construction activities must occur within 250 feet of a nesting raptor nest, a qualified biologist shall be consulted to determine if the buffer can be reduced. If, in the opinion of the qualified biologist, the buffer cannot be safely reduced, a full-time avian monitor shall be present during all construction activities occurring within the established buffer to ensure no impacts occur. The avian monitor will have the authority to halt or re-direct work if raptors show signs of disturbance.	Submittal of grading and construction plans, which include identified mitigation measures as plan notes; retain biological monitor; conduct pre-construction surveys (if required) and monitoring	Upon application for construction permits; prior to and for the duration of grading and construction activities	Harbor District (or their designee), biological monitor, County of San Luis Obispo
BIO/mm-4	All existing oak trees shall remain on-site. All oak trees (<u>greater than 4 inches in diameter</u>) that are within 50 feet of construction or grading activities shall be marked for protection (e.g., with flagging) and their root zone fenced prior to any grading or site grubbing. The outer edge of the tree root zone to be fenced will be outside of the canopy half the distance as measured between the tree trunk and outer edge of the canopy (i.e., 1.5 times the distance from the trunk to the drip line of the tree). Grading, utility trenching, compaction of soil, or placement of fill	Submittal of grading and construction plans, which incorporated identified measures; retain biological monitor; conduct monitoring	Upon application for construction permits; prior to and for the duration of grading and construction activities	Harbor District (or their designee), biological monitor, County of San Luis Obispo

Table 7-1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
	<p>shall be avoided within these fenced areas to the maximum extent feasible. If grading, compaction, or placement of fill in the root zone of an existing oak tree cannot be avoided, retaining walls may be constructed to minimize cut and fill impacts to existing oak trees. Care shall be taken to avoid surface roots within the top 18 inches of soil. If any roots must be removed or exposed, they shall be cleanly cut and not left exposed above the ground surface.</p>			
BIO/mm-5	<p>All oak trees identified to remain shall not be removed, unless otherwise regulated by the County CZLUO §23.05.062 (Exemption for trees in a hazardous condition). Unless previously approved by the County, the following activities are not allowed within the root zone of existing or newly planted oak trees:</p> <ul style="list-style-type: none"> a. year-round irrigation (no summer watering, unless “establishing” new tree or native compatible plant(s) for up to 3 years); b. grading (includes cutting and filling of material); c. compaction (e.g., regular use of vehicles); d. placement of impermeable surfaces (e.g., pavement); or, e. disturbance of soil that impacts roots (e.g., tilling). 	<p>Submittal of grading and construction plans, which include identified mitigation measures as plan notes; conduct biological monitoring during construction</p>	<p>Upon application for construction permits; prior to and for the duration of grading and construction activities; for the life of the project</p>	<p>Harbor District (or their designee), biological monitor, County of San Luis Obispo</p>
BIO/mm-6	<p>The trimming of oaks can be detrimental and shall be minimized as follows:</p> <ul style="list-style-type: none"> a. Removal of larger lower branches should be minimized to: <ul style="list-style-type: none"> i. avoid making tree top heavy and more susceptible to “blow-overs;” ii. reduce having larger limb cuts that take longer to heal and are much more susceptible to disease and infestation; iii. retain the wildlife that is found only in the lower branches; iv. retain shade to keep summer temperatures cooler (retains higher soil moisture, greater 	<p>Submittal of grading and construction plans, which include identified mitigation measures as plan notes; conduct biological monitoring during construction; apply arborist’s techniques during construction and operation</p>	<p>Upon application for construction permits; prior to and for the duration of grading and construction activities; for the life of the project</p>	<p>Harbor District (or their designee), biological monitor, County of San Luis Obispo</p>

Table 7-1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
	<p>passive solar potential, provides better conditions for oak seedling volunteers); and,</p> <ul style="list-style-type: none"> v. retain the natural shape of the tree. b. The amount of trimming (roots or canopy) done in any one season should be limited as much as possible to limit tree stress/shock (10% or less is best, 25% maximum). c. Excessive and careless trimming not only reduces the potential life of the tree, but can also reduce property values if the tree dies prematurely or has an unnatural appearance. If trimming is necessary, the Harbor District (or their designee) shall either use a skilled arborist or apply accepted arborist's techniques when removing limbs. d. Unless a hazardous or unsafe situation exists, trimming of deciduous species shall be done only during the winter. e. Smaller oak trees (smaller than five inches in diameter at four feet above the ground) within the project area are considered to be of high importance, and when possible, shall be given similar consideration as larger trees. 			
BIO/mm-7	<p>Prior to issuance of grading permits from the County of San Luis Obispo, the Harbor District or their designee shall submit a final landscape plan incorporating the following elements and standards:</p> <ul style="list-style-type: none"> a. 2:1 replacement of valley needlegrass grassland within the property boundaries. b. 2:1 replacement of coastal scrub within the property boundaries. c. The landscape plan shall be implemented prior to occupancy and operation of the campground. Initial establishment of native vegetation, including valley needlegrass grassland and coastal scrub species shall be verified by a qualified biologist. A letter documenting compliance shall be submitted to the 	<p>Submittal of final landscape plans incorporating required elements and notes; retain biological monitor; conduct biological monitoring</p>	<p>Upon application for grading permits; prior to final inspection of landscaping</p>	<p>Harbor District (or their designee), biological monitor, County of San Luis Obispo</p>

Table 7-1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
BIO/mm-8	<p>County of San Luis Obispo prior to final inspection.</p> <p>d. Long-term establishment of valley needlegrass grassland and coastal scrub species shall be monitored by a qualified biologist for a period no less than three years. Annual monitoring reports shall be submitted to the County of San Luis Obispo, including one final monitoring report at the end of the three-year monitoring period. The reports shall document initial and consecutive acreage of species establishment, and any actions taken to remediate loss of restored vegetation.</p> <p>Prior to occupancy and operation of the proposed project, the Harbor District or their designee shall develop informative and educational materials to be provided to visitors. Materials may be available in hard copy or electronic form. Information included in the materials shall include, but not be limited to:</p> <ul style="list-style-type: none"> a. Description of special-status, marine mammal, and avian species present within San Luis Bay and the surrounding terrestrial areas. b. Notification to avoid the creation of spur trails and subsequent disturbance of wildlife and habitats within undeveloped areas of the project site. c. Notification to store and dispose of trash and recyclables in appropriately designated containers and areas. d. Prohibition of fueling of generators outside of designated RV pads. e. Map identifying designated onsite trails and access routes. f. Prohibition of pets outside of paved areas, marked trails, and campsites. g. Requirement for all pets to be on leash or contained (with owners also onsite) in tents, RVs, and units. 	<p>Submittal of draft materials prior to final inspection by the County; documents may be updated without subsequent County approval, but shall be maintained for the life of the project.</p>	<p>Prior to final inspection by the County of San Luis Obispo; for the life of the project</p>	<p>Harbor District (or their designee), biological monitor, County of San Luis Obispo</p>

Table 7-1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
<i>Cultural Resources</i>				
CUL/mm-1	<p>Prior to issuance of grading permits from the County of San Luis Obispo, the Harbor District or their designee shall submit a Monitoring Plan, prepared by a County-approved archaeologist, for review and approval by the County Department of Planning and Building. The intent of this Plan is to monitor all initial earth-disturbing activities. The Monitoring Plan shall include at a minimum:</p> <ol style="list-style-type: none"> list of personnel involved in the monitoring activities; inclusion of involvement of the Native American community, as appropriate; description of how the monitoring shall occur; description of frequency of monitoring (e.g., full-time, part time, spot checking); description of what resources are expected to be encountered; description of circumstances that would result in the halting of work at the project site (e.g., what is considered "significant" archaeological resources?); description of procedures for halting work on the site and notification procedures; provisions defining education of the construction crew; protocol for treating unanticipated finds; and, description of monitoring reporting procedures. 	Submit Monitoring Plan; retain archaeological monitor; conduct monitoring in compliance with approved Plan	Prior to issuance of grading permits; prior to and for the duration of grading and construction	Harbor District (or their designee), archeological monitor, County of San Luis Obispo
CULT/mm-2	<p>Prior to initial ground disturbance, a County of San Luis Obispo-approved archaeologist shall provide cultural resources awareness training to all field crews and field supervisors. This training will include a description of the types of resources that may be found in the project area, the protocols to be used in the event of an unanticipated discovery, the importance of cultural resources to the Native American community, and the laws protecting significant archaeological and historical sites. In addition, the Harbor District (or their designee) shall provide all field supervisors with maps showing those areas sensitive for</p>	Retain archaeological monitor; conduct cultural resources field training	Prior to initial ground disturbance and for the duration of grading and construction as new crew members arrive to the site	Harbor District (or their designee), archeological monitor, County of San Luis Obispo

Table 7-1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
	potential buried resources.			
CULT/mm-3	During all initial ground disturbing construction activities, the Harbor District or their designee shall retain a qualified archaeologist (approved by the County Environmental Coordinator) and Native American to monitor all initial earth disturbing activities, per the approved Monitoring Plan. If any significant archaeological resources not previously identified in the Monitoring Plan, or human remains are found during monitoring, work shall stop within the immediate vicinity (precise area to be determined by the archaeologist in the field) of the resource until such time as the resource can be evaluated by an archaeologist and any other appropriate individuals. The Harbor District (or their designee) shall implement the mitigation as required by the County Environmental Coordinator.	Retain archaeological monitor; conduct monitoring and submit monitoring reports in compliance with approved Monitoring Plan	Prior to issuance of grading permits; prior to and for the duration of initial ground disturbing construction activities	Harbor District (or their designee), archeological monitor, County of San Luis Obispo
CULT/mm-4	Upon completion of all monitoring/mitigation activities, and prior to occupancy or final inspection (whichever occurs first), the qualified archaeologist shall submit a report to the County Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met.	Submit monitoring reports in compliance with approved Monitoring Plan	Upon completion of monitoring/mitigation activities	Harbor District (or their designee), archeological monitor, County of San Luis Obispo
<u>CUL/mm-5</u>	<u>Prior to occupancy, the Harbor District or their designee shall submit samples of cultural resource interpretive materials to the County Environmental Coordinator. The Harbor District or their designee shall coordinate with local Native American representatives during the initial development of the materials, and subsequent updating of materials for the life of the project. Materials shall not specifically identify the locations of archaeologically sensitive sites. Interpretive materials may include, but not be limited to, pamphlets, posters, kiosks or boards, exhibits, online posting of information, and presentations. Interpretive materials shall include, but not be limited to: prehistory, modern history, and living history of the Chumash in the Avila/Port San Luis Area and region, and citation or reference to laws governing the protection of cultural resources.</u>	<u>Submit interpretive material</u>	<u>Prior to occupancy</u>	<u>Harbor District (or their designee), County of San Luis Obispo</u>

Table 7-1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
CUL/mm-65	A qualified paleontologist shall monitor initial excavation activities. Upon completion of all monitoring/mitigation activities, and prior to final inspection, the consulting paleontologist shall submit a report to the County Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met and include analysis of all discoveries.	Retain paleontological monitor; conduct monitoring and submit monitoring report	Prior to and for the duration of initial excavation activities	Harbor District (or their designee), paleontological monitor, County of San Luis Obispo
Geology and Soils				
GEO/mm-1	<p>Upon application for grading and construction permits from the County of San Luis Obispo, the Harbor District or their designee shall submit a comprehensive geologic investigation. At a minimum, the investigation shall include all areas where development would be located within or below a landslide. The investigation shall conform to §§1803 of the 2013 edition of the CBC and the Guidelines for Engineering Geology Reports (County of San Luis Obispo Department of Planning and Building 2005, revised 2013), or editions that are applicable at the time of investigation. The investigation shall be conducted by a Certified Engineering Geologist. At a minimum, it shall address the type, extent, depth, configuration, and activity level of the landslide, and shall include an analysis of slope stability. Upon application for grading and construction permits from the County of San Luis Obispo, a final grading plan shall be submitted that incorporates measures to mitigate potential landslide hazards based on review by the consulting Certified Engineering Geologist. A range of mitigation measures addressing treatment of the site to ensure slope stability, including regrading, structural mitigation, mitigation for roads and utilities, and monitoring are presented below. These measures include, but are not limited to, the following:</p> <p>a. Regrading. The entire landslide mass can be regraded from the toe to the upper limit, or the grading program could involve only those areas including and above proposed improvements. If an entire landslide mass were to be regarded, removal of the slide materials and replacement as a structural fill, including</p>	Submittal of comprehensive geologic investigation; retain consulting Certified Engineering Geologist to review and monitor the project; submittal of grading and construction plans incorporating identified mitigation measures; conduct grading and construction in compliance with approved plans	Upon application for grading and construction permits; prior to and for the duration of grading and construction activities	Harbor District (or their designee), consulting Certified Engineering Geologist, County of San Luis Obispo

Table 7-1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
	<p>excavation of proper keyways, benches, and installation of subdrains would likely be necessary. Use of geogrid reinforcing may be appropriate for some areas. Geogrid reinforcing involves the placement of alternating layers of geogrid and soil, and can be effective in increasing soil strength and stability. Another option that may be appropriate for specific project areas would be partial stabilization. This solution may include the construction of buttress fills below improvement areas that would be sufficient to resist movement of the upper portion of the slide mass. With partial stabilization, it should be noted that any improvements situated below the buttress still would still be at risk from landslide movement. This potential risk shall be addressed in the geologic investigation by the Certified Engineering Geologist.</p> <p>b. Structural mitigation. Structural mitigation may be a potential option, depending upon the characteristics of the landslide in the area where the improvements are located. For habitable buildings, such solutions may include deep foundations (e.g., driven piles or caissons designed with sufficient lateral resistance to overcome the sliding force exerted by the landslide). Foundation augmentation such as tie-back anchors attached to the caissons or piles, or batter piles, may be appropriate. Another potential solution would be to construct walls that would be anchored through the slide and founded in underlying stable material.</p> <p>c. Mitigation for Roads and Utilities. Potential mitigations to protect roads and utilities may include such measures as retaining walls, possibly anchored with tie-backs or reinforced with soil nails or geogrid, depending upon the depth and characteristics of the landslide in those areas. Flexible and/or articulating connections may provide some mitigation for utilities, depending upon the nature and severity of the landslide movement. For water lines, sacrificial water lines with automatic shut-off valves may be</p>			

Table 7-1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
	appropriate. If the geologic investigation confirms that the landslide is slow-moving, ongoing repair and replacement of damaged roads and utilities may be feasible. Another option may include constructing utilities above grade in utility raceways.			
GEO/mm-2	For the life of the project monitoring of landslide movement shall be monitored by a Certified Engineering Geologist. As landslide movement tends to be associated with inclement weather, seasonal monitoring of the landslides for indications of incipient movement shall be implemented in addition to other selected mitigation measures. If monitoring indicates potential movement, or during periods of particularly intense or prolonged inclement weather, temporary restrictions on use and occupancy of the campground may implemented upon the recommendation of the consulting Certified Engineering Geologist.	Retain Certified Engineering Geologist to monitor landslide movement for the life of the project and to submit monitoring reports to the Harbor District	For the life of the project	Harbor District (or their designee), consulting Certified Engineering Geologist
GEO/mm-3	Upon application for grading and construction permits, the Harbor District or their designee shall submit a fault investigation for any potentially habitable structure. The building areas of habitable structures shall be investigated by excavating an exploratory trench(es) perpendicular to the fault trace, and extending beyond the building footprint at least the minimum setback distance for the anticipated building type. The fault investigation shall be overseen by a Certified Engineering Geologist and shall conform to the Guidelines for Engineering Geology Reports (County of San Luis Obispo Department of Planning and Building 2005, revised 2013) or the applicable edition at the time of investigation. If any habitable structures are found to overlie the fault or are within the minimum setback distance to the fault, the structure shall be relocated within the existing boundary of the areas identified for development, or designed to accommodate potential fault movement (pending approval by the County of San Luis Obispo). Potential design solutions may include, but are not limited to, mat foundations or overexcavated and geogrid-reinforced building pads designed with sufficient strength to overcome the maximum shearing forced exerted by seismic movement. Utility lines shall be fitted	Submit fault investigation; submit grading and construction plans incorporating required mitigation measures and demonstrating compliance with County and California Building Code Regulations; conduct grading and construction in compliance with approved plans	Upon application for grading and construction permits; prior to and for the duration of grading and construction activities	Harbor District (or their designee), consulting Certified Engineering Geologist, County of San Luis Obispo

Table 7-1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
	with articulating connections and/or automatic shut-off valves.			
GEO/mm-4	<p>Upon application for grading and construction permits from the County of San Luis Obispo, the Harbor District or their designee shall submit construction plans and a geotechnical engineering report in compliance with the CBC, which includes measures to reduce risk from seismic events. Structures shall be designed in accordance with the seismic parameters presented in a project-specific geotechnical engineering report, applicable sections of the appropriate edition of CBC, and other applicable local regulations relating to potential seismic hazards. The geotechnical engineering report shall be prepared by a qualified geotechnical engineer. The potential for seismically induced settlement shall be addressed in the geotechnical engineering report, which shall conform to §§1803.1 through 1803.6, J104.3, and J104.4 of the 2013 CBC, or the applicable edition at the time of project design/construction. The report shall include an evaluation of the properties of the fill and native soils, address the potential for seismic settlement, and provide specific recommendations for mitigation if appropriate. Available alternatives to reduce the effects of soil settlement may include, but not be limited to, deep ground improvement methods, surcharging the site to further consolidate the underlying soils, use of deep foundations such as driven piles combined with structural support of floor slabs, use of lightweight fills, and limiting the thickness of fills. Structures shall be designed in accordance with the recommendations and seismic parameters presented in the geotechnical engineering report, applicable sections of the appropriate edition of CBC, and other applicable local regulations relating to potential seismic hazards, including seismic settlement.</p>	<p>Submit grading and construction plans incorporating required mitigation measures and demonstrating compliance with California Building Code Regulations; conduct grading and construction in compliance with approved plans</p>	<p>Upon application for grading and construction permits; prior to and for the duration of grading and construction activities</p>	<p>Harbor District (or their designee), consulting Certified Engineering Geologist, County of San Luis Obispo</p>
GEO/mm-5	<p>Upon application for grading and construction permits, the Harbor District or their designee shall submit a geotechnical engineering report prepared by a qualified geotechnical engineer. The report shall address potential for liquefaction, lateral spreading, and associated slope failure, and shall conform to §§1803.1 through 1803.6, J104.3, and J104.4 of the 2013 CBC, or the applicable edition at the time of project</p>	<p>Submit geotechnical engineering report; submit grading and construction plans incorporating required mitigation measures and demonstrating</p>	<p>Upon application for grading and construction permits; prior to and for the duration of grading and construction</p>	<p>Harbor District (or their designee), consulting Certified Engineering Geologist, County of San Luis Obispo</p>

Table 7-1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
	<p>design/construction. If significant potentials for liquefaction or lateral spreading are found to exist, recommendations for mitigation shall be developed and presented in the geotechnical engineering report. If it is determined that liquefaction or lateral spreading may affect certain parts of the site, there are numerous mitigation measures that can be implemented, including but not limited to the following recommendations. Depending upon the location, depth, and extent of liquefaction or lateral spreading-prone areas and the types of improvements planned for these areas, potential mitigations could include earthwork (grading) programs, specialized foundations (such as mat or deep foundations), ground modification, and designing pipes and pipe connections for high strength and ductility. Potential measures to mitigate slope instability induced by lateral spreading include deep ground improvement methods, reinforcing of slopes, reducing slope inclinations, or establishing adequate setbacks between structures and slopes.</p>	<p>compliance with California Building Code Regulations; conduct grading and construction in compliance with approved plans</p>	<p>activities</p>	
GEO/mm-6	<p>Upon application for grading and construction permits from the County of San Luis Obispo, the Harbor District or their designee shall submit erosion and sedimentation control plans addressing both short-term erosion hazards during construction, and long-term erosion hazards for the life of the project. The plan shall include, but not be limited to, the following measures: control of surface runoff; V-ditches, berms, brow ditches, or other drainage diversion features; mid-slope benches; vegetation; straw bales; erosion matting; vegetative cover, control of rodent activity, or other methods. Drainage shall discharge in a non-erosive manner away from improvements and, where slopes are present, away from the tops and toes of the slopes.</p>	<p>Submit grading and construction plans incorporating required mitigation measures; conduct grading and construction in compliance with approved plans</p>	<p>Upon application for grading and construction permits; prior to and for the duration of grading and construction activities</p>	<p>Harbor District (or their designee), consulting Certified Engineering Geologist, County of San Luis Obispo</p>
GEO/mm-7	<p>Upon application for grading and construction permits from the County of San Luis Obispo, the Harbor District or their designee shall submit a project specific geotechnical engineering report, prepared by a qualified geotechnical engineer and conforming to §§1803.1 through 1803.6, J104.3, and J104.4 of the 2013 CBC, or the applicable edition at the time of project design/construction. The report shall include an assessment of</p>	<p>Submit geotechnical engineering report; submit grading and construction plans incorporating required mitigation measures and demonstrating</p>	<p>Upon application for grading and construction permits; prior to and for the duration of grading and construction</p>	<p>Harbor District (or their designee), consulting Certified Engineering Geologist, County of San Luis Obispo</p>

Table 7-1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
	<p>the potential impacts of BMPs, including infiltration SCMs, and provide recommendations for mitigation. The impacts of infiltration SCMs upon slope stability, settlement of fill soils, drainage, and the shrink/swell cycle of expansive soils, shall be analyzed and included in the report. Infiltration SCMs shall not be placed in or above fill, near descending cut slopes, or at the toe of any slope. Infiltration SCMs shall be set back from foundations and surface improvements, or barriers such as deepened curbs, cutoff walls or impermeable membranes shall be placed between infiltration SCMs and foundations and/or improvements. Infiltration tests shall be conducted to assess the infiltration potential for use in the design of infiltration SCMs. To address potentially adverse impacts associated with BMPs, a maintenance program for all BMPs shall be prepared and implemented. The program shall include periodic inspection of BMPs, cleaning and removal of accumulated silt, sand, and debris from BMPs, maintenance of vegetation in BMPs, and periodic rehabilitation of infiltration BMPs for the life of the project.</p>	<p>compliance with California Building Code Regulations; conduct grading and construction in compliance with approved plans</p>	<p>activities</p>	
GEO/mm-8	<p>Upon application for grading and construction permits from the County of San Luis Obispo, the Harbor District or their designee shall submit a geotechnical engineering report prepared by a qualified geotechnical engineer. The report shall conform to §§1803.1 through 1803.6, J104.3, and J104.4 of the 2013 CBC, or the applicable edition at the time of project design/construction. The report shall address the properties of the existing fill and the stability of the existing fill slopes, and shall include assessment of the existing fills, including suitability of the materials used, original site preparation, and degree of compaction; the suitability of the fill for supporting the proposed improvements; settlement of potential of the fill; slope stability; the impacting of placing fill upon existing fill; placement of fill over existing cut slopes; and appropriate mitigations for all of these issues. If the fill is found to be inadequate for the support of proposed improvements or unstable, mitigation measures shall include, but not be limited to, regrading, including removal of existing materials and replacement with structural fill. For fill placed on slopes, this would likely entail excavation of keyways,</p>	<p>Submit geotechnical engineering report; submit grading and construction plans incorporating required mitigation measures and demonstrating compliance with California Building Code Regulations; conduct grading and construction in compliance with approved plans</p>	<p>Upon application for grading and construction permits; prior to and for the duration of grading and construction activities</p>	<p>Harbor District (or their designee), consulting Certified Engineering Geologist, County of San Luis Obispo</p>

Table 7-1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
	benches, and installation of drains. Use of geogrid reinforcing may be appropriate. Structural mitigation is another potential solution. Depending upon the characteristics of the fill, retaining structures founded in underlying competent material may be applicable to specific situations. Types of appropriate retaining structures could include post and lagging walls, possibly anchored; gravity walls, mechanically stabilized earth walls, or cantilevered walls augmented with tie-back anchors. In the commercial area, drainage measures beneath and surrounding the pool shall be incorporated into its design.			
GEO/mm-9	Upon application for grading and construction permits from the County of San Luis Obispo, the Harbor District or their designee shall submit a geotechnical engineering report prepared by a qualified geotechnical engineer. The report shall conform to §§1803.1 through 1803.6, J104.3, and J104.4 of the 2013 CBC, or the applicable edition at the time of project design/construction. The report shall address the impact of grading of steep slopes, including the potential for instability of natural and proposed slopes and shall provide recommendations for appropriate grading programs, including criteria for maximum slope heights and angles. Where buildings are to be constructed on steep slopes, development of suitable foundation systems and criteria for their design shall be included in the report. Potential mitigation measures shall include, but not be limited to removal of additional material and extending grading operations beyond the slope area to temporarily or permanently reduce slope gradients, use of geogrid reinforcement, or temporary shoring. Types of foundations appropriate for building construction on steep slopes may include driven piles, drilled caissons, or conventional foundations extended to bear in competent material.	Submit geotechnical engineering report; submit grading and construction plans incorporating required mitigation measures and demonstrating compliance with California Building Code Regulations; conduct grading and construction in compliance with approved plans	Upon application for grading and construction permits; prior to and for the duration of grading and construction activities	Harbor District (or their designee), consulting Certified Engineering Geologist, County of San Luis Obispo
GEO/mm-10	Upon application for grading and construction permits from the County of San Luis Obispo, the Harbor District or their designee shall submit a geotechnical engineering report prepared by a qualified geotechnical engineer. The report shall conform to §§1803.1 through 1803.6, J104.3, and J104.4 of the 2013 CBC,	Submit geotechnical engineering report; submit grading and construction plans incorporating required	Upon application for grading and construction permits; prior to and for the duration of grading	Harbor District (or their designee), consulting Certified Engineering Geologist, County of

Table 7-1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
	<p>or the applicable edition at the time of project design/construction. The report shall include assessment of the expansive properties of the soil, and provide recommendations for mitigation. Appropriate mitigation shall include, but not be limited to, such measures as deeper footings in combination with preserving or augmenting the soil moisture, and use of a layer of nonexpansive material beneath slabs. There are a number of other options available, including caissons and grade beams, post-tensioned slab foundations, conventionally reinforced mat foundations, and deep nonexpansive pads. Deepening of curbs between pavement and bioswales, increasing the separation distance between pavement and bioswales, or other LID infiltration features may be recommended to reduce the potential for expansive soil damage.</p>	<p>mitigation measures and demonstrating compliance with California Building Code Regulations; conduct grading and construction in compliance with approved plans</p>	<p>and construction activities</p>	<p>San Luis Obispo</p>
Greenhouse Gas Emissions and Climate Change				
GHG/mm-1	<p>Upon application for construction permits, the Harbor District or their designee shall submit construction plans incorporating LEED certifiable construction measures and additional elements to reduce GHG emissions including, but not limited to, the following:</p> <ol style="list-style-type: none"> a. Provide pedestrian-friendly features to make walking more convenient, comfortable, and safe, including appropriate signage and crosswalk(s). b. Provide good access to/from the development for pedestrians, bicyclists, and transit users. c. Incorporate outdoor electrical outlets to encourage the use of electric appliances and tools. d. Provide shade tree planting in parking areas to reduce evaporative emissions from parked vehicles. Design shall provide 50% tree coverage within 10 years of construction using low ROG emitting, low maintenance, native, drought resistant trees. e. No wood burning appliances in the campground manager residence, hotel/motel units, or cabins. 	<p>Submit grading, construction, and landscaping plans incorporating identified measures</p>	<p>Upon application for construction permits; final inspection of structures, access elements, and landscaping</p>	<p>Harbor District (or their designee), County of San Luis Obispo, San Luis Obispo County Air Pollution Control District</p>

Table 7-1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
f.	Incorporate traffic calming modifications to project roads that reduce vehicle speeds and encourage pedestrian and bicycle travel.			
g.	Provide onsite housing for employees (campground manager).			
h.	Implement on-site circulation design elements in parking areas to reduce vehicle queuing and improve the pedestrian environment.			
i.	Provide employee lockers and showers (one shower and five lockers for every 25 employees is recommended).			
j.	If feasible, trusses for south-facing portions of roofs shall be designed to handle dead weight loads of standard solar-heated water and photovoltaic panels. If feasible, roof design shall include sufficient south-facing roof surface, based on structures size and use, to accommodate solar panels. For south facing roof pitches, the closest standard roof pitch to the ideal average solar exposure shall be used, if feasible.			
k.	Increase the building energy rating by 20% above Title 24 requirements. Measures used to reach the 20% rating cannot be double-counted.			
l.	Plant drought tolerant, native shade trees along southern exposures of buildings to reduce energy used to cool buildings in the summer.			
m.	Utilize green building materials (materials that are resource efficient, recycled, and sustainable) and available locally, to the maximum extent feasible.			
n.	Install high efficiency heating and cooling systems.			
o.	Orient buildings to be aligned north/south to reduce energy used to cool buildings in the summer, to the maximum extent feasible.			
p.	Design buildings to include roof overhangs that are sufficient to block the high summer sun, but not the lower winter sun, from penetrating south-facing windows (passive solar design), to the maximum			

Table 7-1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
	<p>extent feasible.</p> <ul style="list-style-type: none"> q. Use high efficiency water gas or solar water heaters. r. Utilize built-in energy efficient appliances where applicable. s. Utilize double-paned windows where applicable. t. Utilize low energy streetlights, where applicable. u. Utilize energy efficient interior lighting. v. Install door sweeps and weather stripping if more efficient doors and windows are not available. w. Install energy-reducing programmable thermostats, where applicable. x. Use roofing material with a solar reflectance value meeting the EPA/DOE Energy Star® rating to reduce summer cooling needs, to the maximum extent feasible. Implementation of this measure shall avoid creation of glare visible from public roads and areas. y. Provide and require the use of battery powered or electric landscape maintenance equipment to the maximum extent feasible. z. Provide secure on-site bicycle storage, lockers, or racks. aa. Implement a “no idling” program for heavy-duty diesel vehicles, including signage and citations. 			
GHG/mm-2	<p>Prior to issuance of construction permits from the County of San Luis Obispo, the Harbor District or their designee shall include building efficiency improvements with construction permit applications and/or secure SLOAPCD approved off-site reductions in GHG emissions to ensure that GHG emissions to not exceed the SLOAPCD thresholds. <u>Off-site mitigation may include, but not be limited to, the following measures, as approved by the County of San Luis Obispo Environmental Coordinator and SLOAPCD:</u></p> <ul style="list-style-type: none"> a. <u>Payment of off-site mitigation fees, as approved by the SLOAPCD and the Carl Moyer grant program;</u> b. <u>Develop or improve park-and-ride lots;</u> 	<p>Submit grading, construction, and landscaping plans incorporating identified measures; secure SLOAPCD approved off-site reductions in GHG emissions (if required)</p>	<p>Prior to issuance of construction permits; final inspection of structures, access elements, and landscaping</p>	<p>Harbor District (or their designee), County of San Luis Obispo, San Luis Obispo County Air Pollution Control District</p>

Table 7-1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
	<ul style="list-style-type: none"> c. <u>Retrofit existing homes in the project area with APCD-approved natural gas combustion devices;</u> d. <u>Retrofit existing homes in the project area with energy-efficient devices;</u> e. <u>Retrofit existing businesses in the project area with energy-efficient devices;</u> f. <u>Construct satellite worksites;</u> g. <u>Fund a program to buy and scrap older, higher emission passenger and heavy-duty vehicles.</u> h. <u>Replace/repower transit buses;</u> i. <u>Replace/repower heavy-duty diesel school vehicles (i.e. bus, passenger or maintenance vehicles);</u> j. <u>Fund an electric lawn and garden equipment exchange program;</u> k. <u>Retrofit or repower heavy-duty construction equipment, or on-road vehicles;</u> l. <u>Install bicycle racks on transit buses;</u> m. <u>Purchase Verified Diesel Emission Control Strategies (VDECS) for local school buses, transit buses or construction fleets;</u> n. <u>Install or contribute to funding alternative fueling infrastructure (i.e. fueling stations for CNG, LPG, conductive and inductive electric vehicle charging, etc.);</u> o. <u>Fund expansion of existing transit services;</u> p. <u>Fund public transit bus shelters;</u> q. <u>Subsidize vanpool programs;</u> r. <u>Subsidize transportation alternative incentive programs;</u> s. <u>Contribute to funding of new bike lanes;</u> t. <u>Install bicycle storage facilities; and,</u> h-u. <u>Provide assistance in the implementation of projects that are identified in city or county Bicycle Master Plans.</u> 			

Table 7-1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
<i>Hazards and Hazardous Materials</i>				
HAZ/mm-1	Upon application for grading and construction permits from the County of San Luis Obispo, the Harbor District or their designee shall submit a RWQCB-approved SWPPP. The SWPPP and final grading and construction plans shall identify equipment and materials staging areas, and include measures to contain and remediate accidental spills and leaks. During construction, equipment, staging, and storage areas shall be inspected daily. The SWPPP shall be implemented during construction.	Preparation and submittal of a Stormwater Pollution Prevention Plan (SWPPP); implement approved SWPPP	Upon application for grading and construction permits; prior to and for the duration of grading and construction activities	Harbor District (or their designee), Regional Water Quality Control Board, County of San Luis Obispo
HAZ/mm-2	<p>Prior to issuance of grading and construction permits from the County of San Luis Obispo, the Harbor District or their designee shall prepare and submit the following plans, which shall be reviewed and approved by CAL FIRE:</p> <ol style="list-style-type: none"> Written Fire Safety Plan in compliance with California Fire Code Chapter 4 Emergency Planning and Preparedness; Building and construction plans incorporating fire prevention and suppression measures consistent with <u>the complete California Fire and Building Code, California Fire and Building Code</u> Chapter 7A Ignition Resistant Construction in Wildland Urban Interface Areas, National Fire Protection Association standards, the California Fire Code, and the California Electrical Code; Hazardous Materials Business Plan; Site access and addressing standards to the satisfaction of CAL FIRE; <u>Operational fire water system</u>, fire water storage tanks, and hydrants designed and located to the satisfaction of CAL FIRE; and, A fuel reduction/vegetation management plan to be implemented for the life of the project. 	Preparation and submittal of a Fire Safety Plan, Fuel Reduction/Vegetation Management Plan, and Hazardous Materials Business Plan; submittal of construction plans incorporating required measures; implement approved measures	Prior to issuance of grading and construction permits; prior to final inspection of structures, access improvements, fire safety plan improvements, and landscaping; maintenance for the life of the project	Harbor District (or their designee), CAL FIRE, County of San Luis Obispo

Table 7-1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
HAZ/mm-3	Prior to construction, an operational water system and established access roads shall be installed pursuant to California Fire Code Section 501.4. Use of spark arresters, provision of adequate clearance around welding operations, smoking restrictions, and onsite extinguishers are required.	Submittal of grading and construction plans incorporating required elements; installation and/or identification of operational water system and access roads prior to construction.	Prior to construction; for the duration of the grading and construction activities	Harbor District (or their designee), CAL FIRE, County of San Luis Obispo
<u>Hydrology and Water Quality</u>				
HYD/mm-1	<u>Prior to occupancy of the proposed project, the Harbor District or their designee shall develop a Sea Level Rise Adaptation Plan including, but not limited to, the Harbor District's (or their designee's) ongoing documentation of high tide elevation levels and coastal storms, the future removal of structures and features as a result of sea level rise and associated coastal hazards including erosion and slope stability, and indicators that the lower facility amenities may be compromised by sea level rise (i.e., wave action overtops and floods Avila Beach Drive and erodes the road cut adjacent to the project site). The initial plan, and subsequent revisions based on actual conditions, shall be submitted to the County of San Luis Obispo Environmental Coordinator for review and approval.</u>	<u>Develop and submit plan.</u>	<u>Prior to occupancy</u>	<u>Harbor District (or their designee), County of San Luis Obispo</u>
Noise				
N/mm-1	The use of personal generators shall be prohibited within all recreational vehicle (RV), hotel, cabin, and car/tent campsites.	Inclusion of measure on facility lease, monitoring by campground manager	For the life of the project	Harbor District (or their designee)

Table 7-1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
<i>Transportation and Traffic</i>				
TR/mm-1	<p>TR/mm-1 Prior to construction, the Harbor District or their designee shall prepare a Construction Traffic Mitigation Plan for review and approval by County Public Works. The Plan shall be implemented during construction, and shall include, but not be limited to, the following elements:</p> <ul style="list-style-type: none"> a. Description of construction activities, including equipment lists and project schedule, including estimated start and end dates and working hours; b. Name of on-site construction manager; c. Identification of the work area, truck route(s), and staging areas in relation to cross streets, including all distances and dimensions; d. Traffic control plan, including: all temporary traffic control devices including signs and delineators; use of construction staff to manage or direct traffic; measures to reduce truck and equipment queuing on County streets; and safety measures for vehicles, pedestrians, bicyclists, and construction workers; e. Avoidance of peak traffic hours based on consultation with the County Public Works Department. 	Prepare and submit plan	Prior to construction	Harbor District (or their designee), County of San Luis Obispo
TR/mm-24	<p>Prior to operation of the proposed project, the Harbor District or their designee shall prepare a Traffic Monitoring Plan for the review and approval of the County Public Works Department. The Monitoring Plan shall identify appropriate methodologies and timeframes for conducting onsite turning movement counts, determination of capacity and trip generation resulting from the proposed project, and identification of a threshold for implementation of a left turn lane if feasible.</p>	Preparation and submittal of Traffic Monitoring Plan; conduct monitoring pursuant to approved plan	Prior to and during operation of the project, per the approved plan	Harbor District (or their designee), consulting traffic engineer, County of San Luis Obispo
TR/mm-32	<p>In the event a left-turn lane is required to be constructed, the Harbor District or their designee shall submit grading and construction plans for review and approval by County Public Works. The plan shall include the following measures and elements:</p>	If required, submit grading and construction plans for left-turn lane; implement approved	During operation of the project, per the approved plan; prior to issuance of grading and construction	Harbor District (or their designee), consulting traffic engineer, resource monitors, County of San Luis

Table 7-1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Requirements of Measure	Compliance Method	Verification Timing	Responsible Party
	<ul style="list-style-type: none"> a. A Transportation Management Plan including measures to divert vehicle, bicyclist, and pedestrian traffic safely around the project area; b. Biological Resources Monitoring Plan including the presence of a qualified biological monitor during grading and construction activities and worker training; c. Cultural Resources Monitoring Plan including the presence of an archaeological monitor during initial ground disturbance and worker training; d. Erosion and Sedimentation Control Plan and SWPPP consistent with County Coastal Zone Land Use Ordinance and RWQCB standards and regulations. 	plan; submit resource monitoring plans and retain resource monitors; comply with applicable resource mitigation measures	permits for the road improvements	Obispo
TR/mm-43	For the life of the project, a clear sight triangle of at least 300 feet of stopping sight distance, and 440 feet of intersection sight distance shall be maintained at each access approach to Avila Beach Drive. This shall be achieved through long-term management of vegetation and limitations on parking on Avila Beach Drive.	Submit plans to County Public Works for work within County road right-of-way; maintain vegetation	Prior to implementation of improvements; for the life of the project	Harbor District (or their designee), County of San Luis Obispo

Table 7-2. Port Master Plan Final EIR Summary of Impacts and Mitigation Measures (previously adopted)**Class I Impacts**

Air Quality

Impact A-2 Construction activities associated with uses accommodated by the Final Master Plan could generate emissions that may adversely impact local and regional air quality. This impact is considered significant after mitigation (Class I).

Mitigation Measures

- AQ-1 The Harbor District shall, to the extent feasible, separate sensitive land uses from significant sources of air pollution.
- AQ-2 The Harbor District shall submit environmental documents to the San Luis Obispo County Air Pollution Control District for review and comment in accordance with the California Environmental Quality Act prior to consideration for approval.
- AQ-3 The Harbor District shall promote and encourage the use of alternate modes of transportation by incorporating public transit, bicycle, and pedestrian modes in new development.
- AQ-4 The following measures shall be applied to reduce impacts related to PM₁₀ and NO_x emissions from project construction to the extent feasible.
- a.** Equipment Emission Control Measures. To the extent feasible, newer construction equipment (manufactured after 1990) shall be used that produces fewer emissions, especially for the highest emitting piece of diesel-fired heavy equipment. In any case, all equipment shall be properly tuned and maintained. Additional measures that would reduce construction-related emissions include, but are not limited to:
- Retarding fuel injection timing two degrees from the manufacturer's recommendation.
 - Using high pressure fuel injectors.
 - The use of reformulated diesel fuel.
 - The use of Caterpillar pre-chamber, diesel-fired engines (or equivalent low NO_x engine design) in heavy equipment used to construct the project to further reduce NO_x emissions.
- b.** Dust Control Measures. Dust generated by construction activities shall be kept to a minimum by full implementation of the following measures:
- During clearing, grading, earth moving, excavation, or transportation of cut or fill materials, water trucks or sprinkler systems are to be used when necessary to prevent dust from leaving the site and to create a crust after each day's activities cease;
 - During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this would include wetting down such areas in the morning and after work is completed for the day and whenever wind exceeds 15 miles per hour;
 - Stockpiled earth material shall be sprayed as needed to minimize dust generation.
 - During construction, the amount of disturbed area shall be minimized.
 - Onsite vehicle speeds should be reduced to 15 mph or less;
 - Exposed ground areas that left exposed after project completion should be sown with a fast-germinating native grass seed and watered until vegetation is established;
 - After clearing, grading, earth moving, or excavation is completed, the entire area of disturbed soil shall be treated immediately by watering or revegetating or spreading soil binders to minimize dust generation until the area is paved or otherwise developed so that dust generation will be minimized;
 - Grading and scraping operations shall be suspended when necessary to minimize dust generation;
 - All roadways, driveways, and sidewalks associated with construction activities should be paved as soon as possible. In addition, building and other pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

Residual Impacts

Unavoidable and adverse.

Traffic and Circulation

Impact T-2 Cumulative vehicle trips generated by buildout of the Port in accordance with the Final Master Plan in addition to trips associated with regional development, will adversely affect the level of service of Highway 101. This impact is considered significant and unavoidable (Class I).

Implement the recommendations of the 2003 Avila Circulation Study.

Residual Impacts

Unavoidable and adverse.

Class II Impacts

Geology and Geologic Hazards

- Impacts GEO-2: In a major earthquake on the Los Osos or San Andreas faults, ground accelerations of 0.15g to 0.7g may occur, which would cause significant ground shaking within the Master Plan area resulting in damage to structures and a potential safety hazard to occupants of such structures. This impact is considered significant unless mitigated (Class II).
- Impact GEO-3: Portions of the project area may be subject to landslides and/or slope failure. This impact is considered significant unless mitigated (Class II).
- Impact GEO-5: Construction and operation of the various facilities proposed in the Port Master Plan has the potential to result in erosion of soils. This impact is considered significant unless mitigated (Class II).
- Impact GEO-6: The planning area contains areas of undocumented fill, which may be unstable. This impact is considered significant unless mitigated (Class II).
- Impact GEO-7: Field investigations of the Harbor Terrace planning area have revealed the potential for differential settlement which could damage foundations and/or the structural integrity of buildings. This impact is considered significant unless mitigated (Class II).
- Impact GEO-8: Portions of the project area underlain by undocumented fill may exhibit expansive soils. This impact is considered significant unless mitigated (Class II).

Mitigation Measures

- G-1 Future development shall conform with all applicable requirements of the Uniform Building Code and other applicable construction regulations relating to potential seismic and/or geologic and slope-related hazards.
- G-2 No development shall occur until 1) a geologic investigation has been prepared conforming to Section 3309.6 of the Uniform Building Code, 1994 Edition as amended by pertinent sections of Title 24 of the California Code of Regulations, and standard geologic practice; and 2) a Geotechnical Engineering Investigation has been prepared conforming to Section 3309.5 of the Uniform Building Code, 1994 Edition as amended by pertinent sections of Title 24 of the California Code of Regulations, and standard geologic practice. The contents of these investigations are described below:
- a. The geologic investigation shall be conducted by a certified Engineering Geologist, which at a minimum, shall address the following: the extent, depths, configurations, and activity levels of the existing major landslides, including the landslide that has been obscured by the buttress fill; the potential for destabilization of these landslides due to the proposed grading; the stability of slopes under the proposed grading and appropriate mitigation; evaluation of the sheared rock zone and its relations to fault activity; determination of the location of the San Luis Bay Fault at the site and its potential ramifications for the project; evaluations of the cut slope at the eastern corner of the site and its potential for instability, as well as appropriate mitigations; the potential for liquefaction and lateral spreading in the area where fill will be placed for the Port access road and which may extend into the Bay (Phase II); and assessment of the potential for bluff erosion along the coastal length of the project. This investigation will also provide feasible engineering and/or design solutions for these potential geologic impacts including the need for construction or augmentation of bluff protection and setback requirements from existing constraints.
 - b. The geotechnical engineering investigation shall be conducted by a Registered Geotechnical Engineer or a Registered Civil Engineer experienced in geotechnical investigations. In addition to the items that normally are addressed in such an investigation, the report should include, but not be limited to, the following factors: soil and groundwater conditions encountered; preparation of the site prior to grading; grading criteria for pavement and building areas; types and depths of foundations; maximum allowable bearing capacities; site coefficients for use in foundation design; potential for liquefaction; total and differential settlement; resistance to lateral loads; subslab ground treatment; design criteria for retaining walls; pavement design criteria; site drainage; assessment of the existing fill at the site, including the suitability of the materials used, original site preparation, and degree of compaction; the impact of placing fill upon the existing fills and appropriate mitigation; settlement potential of the fill and appropriate mitigation; and placement of fill over cut slopes and appropriate mitigation. This investigation will also provide feasible engineering or design solutions to these potential geologic impacts.
- G-3 There are five major landslides which have been identified on the Harbor Terrace site. These landslides are depicted as Landslides #1 through #5 in Figure 5.1-2. Specific recommendations related to each landslide are provided below as well as within the Geologic Hazards Study incorporated by reference into this FEIR and available for review at the Harbor District Offices.

- a. Landslide 1, located in the eastern region of the site, shall be thoroughly assessed by the project geologist. In addition to analyzing the inherent stability of the landslide, the impact of making cuts in the body of the landslide must also be considered, as well as the impact of the 40-foot fill planned in the southeast region of the landslide. This study shall be conducted as part of the final project design, when final grades have been set and are available in a grading plan, yet while modifications are still possible to accommodate site conditions. This study shall be conducted as a feasibility study to determine the major characteristics of the slide and the extent of required mitigation. Specific measures that could be implemented, depending upon the characteristics of the landslide and the relationship of the landslide debris to the proposed building locations, include excavation of appropriate portions of the landslide and replacement with compacted fill. This type of grading solution would entail benching, the installation of drains, and possibly the use of geogrid reinforcing. Fill slopes shall not exceed a 2:1 horizontal to vertical ratio. Other alternatives could include stabilization systems utilizing tie-backs or caissons or project redesign to relocate structures out of the slide area.
 - b. Landslide 2, located in the northwest region of the site, shall be studied by the project geologist to determine its depth, activity level, and extent. This study shall be conducted as part of the final project design, as the relationship of the grading to the location and depth of the landslide will determine the appropriate mitigation(s). Possible mitigation measures for this landslide could include excavation of the landslide and replacement as a compacted fill, possibly with drains and geogrid reinforcement; increasing the height of the retaining wall to allow it to also function as a debris wall; or using another stabilizing system such as a tie-back system above the retaining wall in caissons.
 - c. Landslide 3, located below the existing water tank, shall be analyzed to determine its depth and geometry and the effect of the proposed cut upon slope stability. This study shall be conducted as part of the final project design, as a fairly accurate depth of cut must be known to properly assess its impact upon slope stability. As major cuts are planned in this area, mitigation could be achieved by modifying the grading plan to remove all of the landslide debris. Other possible mitigations could include replacement with compacted fill, possibly with drains and geogrid reinforcement, use of a retaining wall, tie-backs, or caissons.
 - d. The location of Landslide 4 has been obscured by past grading, and by the subsequent placement of a buttress fill. This landslide area shall be investigated as part of final project design with respect to the materials used and its state of compaction. Mitigation, if any, will be determined by the outcome of such an investigation. Possible mitigations include removal of the slide debris and replacement as a compacted fill, placement of additional buttress fill, or use of structural solutions such as retaining walls, tie-backs, or caissons. This assessment shall be conducted by the project geologist as part of final project design.
 - e. In addition to the four major landslides described above, there are numerous smaller landslides and slumps located throughout the property. Landslide 5 will not be impacted by project development other than the possibility of decreasing the need for frequent maintenance due to the placement of fill and the subsequent increased distance between the landslide and the affected roadway. In areas where cuts are made, the project geologist shall determine whether all of the slide debris has been removed in each area. This determination should be made during project grading. If it is determined that slide debris remains in any areas, assessments regarding stability and any necessary mitigation measures shall be made at that time.
- G-4 In areas where cuts are planned, the stability of the proposed slopes shall be evaluated by the project geologist. This study shall be conducted as part of the final design, as the depths of the cuts must be known to accurately assess their impact upon slope stability. In the event that the slopes in their planned configurations prove unstable, there are several potential mitigation measures. These potential measures include flattening of the proposed slopes to a stable configuration, overcutting the slopes and rebuilding them as stable, compacted fill, and possibly structural applications, such as retaining walls, caissons, driven piles, and installation of geogrid reinforcement.
- G-5 The project geotechnical engineer shall conduct sufficient exploration of the existing fill during final project design to render an opinion regarding the suitability of the fill materials use, the degree of compaction, the settlement characteristics, and the strength of the fill materials. The stability and settlement potential of the fill, following the proposed grading shall also be assessed. If the results of this analysis indicate the existence of unstable soil materials, slope instability, inadequate compaction or excessive settlement potential, this situation shall be mitigated by project grading.
- G-6 The placement of fill over cut slopes is specifically addressed in the Uniform Building Code; the potential for slope failure can be readily mitigated by proper grading techniques in accordance with the Uniform Building Code.
- G-7 Slopes which involve new fill material over existing fill will require assessment by the project geotechnical engineer or geologist. Recommendations shall be developed as to the best method of mitigation. Such measures could include excavation of the cut slope and rebuilding the entire slope as a compacted fill, possibly utilizing drains and/or geogrid reinforcement. Recommendations from this shall be incorporated into the geotechnical engineering investigation or geologic study as part of the final project design.
- G-8 Detailed grading plans shall be prepared and submitted for all project phases which identify existing and proposed drainage channels and proposed final site configuration. Grading plans shall be in conformance with the County Coastal Zone Land Use Ordinance.
- G-9 It is recommended that on-site areas of sheared rock be evaluated by the project geologist and a determination made as to whether the sheared rock is fault-related. If the sheared rock zone is fault-related, the potential ramifications of the fault shall be studied and addressed by the project geologist. Potential mitigation measures to avoid seismic-related displacement include: setting back from the fault, structural augmentation of the foundation where the fault is straddled or removing the bedrock and replacing it with compacted fill as the foundation support material.
- G-10 The entire length of bluff along San Luis Bay shall be assessed through a Stability Evaluation Report to determine the rate of bluff retreat and the characteristics of wave run-up. The need for setbacks or bluff protection shall be addressed by the project geologist in this assessment. The adequacy of the existing rip-rap structures shall also be assessed and a determination made as to whether augmentation is necessary to protect the proposed improvements. With respect to the fill planned to support the widened access road (Phase II), mitigation measures for erosion will include construction of a retaining structure at the toe of the fill, facing the fill with rip-rap, constructing the lower portion of the fill out of rip-rap, or other equivalent design solution.

G-11 To mitigate the potential for excessive settlement of the proposed road fill, bay sediments shall be removed as necessary in order to place fill on the underlying competent rock. The depth to the rock, recommendations for overexcavation, and the precise design solution (i.e. retaining structure, use of rip-rap, etc.) shall be made by the geotechnical engineer as part of the final geotechnical engineering investigation.

G-12 The further erosion of Avila Beach Drive at the entrance to Diablo Canyon shall be mitigated by the installation of engineered rip-rap or equivalent protective measures.

Residual Impacts

Less than significant

Drainage and watershed Resources

Impact W-1 Construction of the various facilities identified in the Draft Port Master Plan will increase the amount of impervious surfaces at the project site, thereby increasing the volume and velocity of runoff, and the potential for erosion on and off the site. The increased runoff could increase the potential for sedimentation in the Pacific Ocean. This impact is considered significant unless mitigated (Class II).

Impact W-2 Heavy metals and other hazardous materials washed from the surface of parking lots and roadways could enter the ocean during a rainstorm. This impact is considered significant unless mitigated (Class II).

Impact W-3 Activities associated with construction (including excavation and grading) of facilities associated with the Draft Port Master Plan would increase the potential for erosion. This impact is considered significant unless mitigated (Class II).

Impact W-4 Construction activities could result in the release of oil, engine fuel and other toxic substances into nearby San Luis Bay, adversely affecting water quality. This impact is considered significant unless mitigated (Class II).

Mitigation Measures

- D-1 Measures to be considered for the mitigation of potential drainage, erosion, seepage and water quality impacts associated with new development include, but are not limited to:
- The incorporation of on-site runoff collection systems which includes energy dissipation, berms, temporary settling basins, and/or a silt/hydrocarbon separator for the collection and removal of hazardous materials and sediments.
 - The incorporation of on-site drainage systems to collect runoff from all impervious onsite services, including parking spaces, roads and buildings.
 - The incorporation of offsite retention basins with appropriate water quality controls.
 - Surface runoff should be collected by curbs, gutters and drainage swales and conveyed to an appropriate point of disposal. Discharges of greater than five feet per second should be released through an energy dissipator or outlet.
 - The incorporation of sub-surface drains to intercept seepage and convey it to an acceptable point of disposal.
 - Watering any construction sites at least twice per day during construction, or more frequently if determined necessary by the Harbor District.
 - Re-vegetating portions of sites exclusive of paved areas as soon as reasonable following grading.
 - Incorporating rain gutters and downspouts for buildings with adequate splash guard protection.
 - Grading surfaces adjacent to buildings so that runoff is conveyed away from foundations and onto paved surfaces or underground collection pipes.
- D-2 Prior to the commencement of new construction activities, a General Construction Activity Storm Water Permit from the Regional Water Quality Control Board (RWQCB) shall be obtained. As part of this permit, a storm water pollution prevention plan shall be prepared specifying Best Management Practices (BMPs) for erosion control and stormwater pollutant discharge control during any construction activities. For all project components, grading and drainage plans shall incorporate BMPs for erosion control and stormwater pollutant discharge control. This may also serve to reduce non-project-related sediment loads further downstream.
- D-3 All newly constructed impervious surfaces, including parking spaces, streets and roads, and storage lots, shall drain to an underground storm drainage system or improved channel. Surface runoff will be collected by curbs, gutters and drainage swales to storm drain pipe inlets. Runoff will be kept underground until it is released to a graded or improved natural channel. Discharges greater than five feet per second will be released through an energy dissipator structure at the drainage system outlet.
- D-4 New roadside shoulders beyond the edge of pavement shall only be used for minor road embankment runoff and emergency overflows from underground pipe systems. Additional drainage swales, inlets and channels will be provided on grading plans in order to handle sheet flows that would otherwise be directed across roads.

- D-5 The following grading procedures shall be included in order to minimize the potential for drainage and erosion problems on slope banks:
- Locate terrace drain ditches at the top of fill slopes greater than a gradient of 4 horizontal to 1 vertical. Allow only surface runoff which is incidental over the face of a fill slope.
 - Include terrace drains and velocity dissipators on existing and proposed slopes greater than 35 feet in height.
 - Install wicks, subdrains or other improvements, as necessary, to insure that groundwater seepage does not occur on man-made slopes.
- D-6 All areas disturbed by grading activities shall be seeded with native or naturalized grasses to reduce dust emissions and erosion.
- D-7 New storm drain inlets and pipe systems shall be added along the edge of the bluff to prevent flows from being released onto unprotected slopes.
- D-8 A site-specific erosion control and temporary revegetation plan shall be developed for all new grading. This plan shall include erosion control devices to be installed prior to the beginning of the rainy season (October 15).
- D-9 Prior to grading operations, application for a construction Storm Water Discharge General Permit shall be submitted to the Regional Water Quality Control Board. This permit request will be accompanied by an indication of construction site erosion control practices, soil tracking control methods and practices, and moisture control of surfaces for dust control.
- D-10 An erosion and sedimentation control plan as required by the National Pollution Discharge Elimination System permit shall be prepared for all new construction. This permit request will comply with all the drainage protection measures and procedures of the on-site Storm Water Pollution Prevention Plan (SWPPP).
- D-11 A Revegetation Plan shall be prepared for all newly graded areas. The goal of this plan is to (1) ensure that sediment is not eroded and transported off-site; and (2) upon completion of construction, to re-establish vegetation compatible with surrounding native plantings.
- D-12 Additional rock dissipator protection shall be provided at new culvert outlets along Avila Beach Drive and at the existing 5 foot diameter culvert for the Diablo Canyon Road channel.
- D-13 Additional rock protection along the shoreline (Avila Beach Drive) will be added to provide protection of the new and existing slopes during high surf conditions.
- D-14 Prior to approval of new grading plans or grading permits, the applicant shall show the following note on grading and drainage plans:
No construction work will be permitted in any flowing channel and no graded material or debris will be placed within existing storm drain channels. All work within seasonally dry streambeds shall be in accordance with permits issued by the County of San Luis Obispo and the Regional Water Quality Control Board.

Residual Impacts

Less than significant

Cultural Resources

- Impact C-1: Development of facilities in accordance with the Draft Port Master Plan could unearth or disturb previously undiscovered resources of cultural or historic significance. This impact is considered significant unless mitigated (Class II).
- Impact C-2: Development of facilities on Harford Pier could alter the historic character of the Pier. This impact is considered significant unless mitigated (Class II).
- Impact C-3: Development of facilities near the Port San Luis Lighthouse could alter the historic character of the lighthouse and its setting. This impact is considered significant unless mitigated (Class II).

Mitigation Measures

- C-1 In the event archaeological resources are unearthed during project construction, all earth disturbing work within the vicinity of the find must be temporarily suspended or redirected until an archaeologist has evaluated the nature and significance of the find. After the find has been appropriately mitigated, work in the area may resume. A Chumash representative should monitor any mitigation work associated with prehistoric cultural material.
- C-2 If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC).

Residual Impacts
Less than significant

Noise

Impact N-1 Noise associated with construction activities on District properties may adversely impact nearby noise-sensitive uses. This impact is considered significant unless mitigated (Class II).

Mitigation Measures

- N-1** All construction equipment shall be in proper operating condition and fitted with factory standard silencing features.
- i. A haul route plan shall be prepared for review and approval by the Harbor District
 - ii. Whenever practical, the noisiest construction operations shall be scheduled to occur together in the construction program to avoid continuous periods of noise generation. Scheduling of noisier construction activities shall also take advantage of summer sessions and other times when classes are not in session.
 - iii. Project construction activities that generate noise in excess of 60 dB at the project site boundary shall be limited to the hours of 7 a.m. to 6 p.m.
- N-2** All large construction equipment will be equipped with “critical” grade noise mufflers. Noise level reductions associated with the use of “critical” rather than “stock” grade mufflers can be as high as 5 dBA. Engines will also be tuned to insure lowest possible noise levels.
- N-3** Detailed noise analyses shall be prepared when grading plans are developed to fully determine the need and extent of temporary and/or permanent noise barriers. Final noise barrier heights shall be determined with final grading plans indicating lot locations, trailer setbacks, and precise pad elevations are developed. The barriers may consist of a berm, wall, or a combination berm and wall. Walls should not contain holes or gaps, and should be constructed of slumpstone or other masonry material.
- N-4** Equipment lay-down areas, staging areas or those areas that are reserved for testing and repairing of construction equipment shall be located as far away from sensitive receptors..

Residual Impacts

Less than significant.

Services

Impact PS-1 Facilities associated with buildout of the Draft Port Master Plan would place additional structures, life and property at risk for damage or destruction from wildland fires and/or structural fires. In particular, development of the Harbor Terrace planning area will pose a risk to wildland fire. This impact is considered significant unless mitigated (Class II).

Impact PS-2 Buildout of the Port Master Plan will increase the demand for police protection. This impact is considered significant unless mitigated (Class II).

Mitigation Measures

- PS-1** New development shall not be allowed until adequate public services and facilities to serve such development are provided. Where existing facilities are inadequate, new development may only be approved when the following conditions are met:
- a. It can demonstrated that all necessary public facilities will be installed or adequately financed (through fees or other means); and
 - b. The facilities improvements are consistent with applicable facility plans approved by the Harbor District, the County and/or such other agencies in which provides services to the Port
- PS-2** Future development shall be required to pay all applicable Public Facilities Fees to the County of San Luis Obispo to offset potential impacts to, among other County services, police and fire protection services.
- PS-3** Where determined by the Harbor District, plans for new development shall be submitted for review by the San Luis Obispo County Sheriffs Department to assess the adequacy in which a project’s design addresses the following issues:: emergency access, internal circulation and provision of “defensible space”. The recommendations of the Sheriffs Department shall be considered by the Harbor District in deciding to approve such new development.

- PS-4 The Harbor District shall ensure that all proposed developments are reviewed for compliance with fire safety standards per the California Fire Code and other standards and ordinances of the CDF/San Luis Obispo County Fire Department. Issues to be considered in the review of future development include, but are not limited to, the following:
- o. Improved emergency access to Harford Pier;
 - b. Improved fire protection systems on the pier, including hydrants, sprinklers and standpipes to meet current fire codes;
 - c. The installation of grates on the pier for automatic ventilation to stop the spread of fire;
 - d. Improved access to the Lightstation for fire protection;
 - e. Development of an all-weather secondary access road from Port San Luis to San Luis Bay Drive;
- PS-5 The Harbor District shall promote the efficient use of water and reduced water demand by:
- a. Requiring water-conserving design and equipment in new construction;
 - b. Encouraging water-conserving landscaping and other conservation measures;
 - c. Encouraging the retrofitting of existing fixtures with water-conserving fixtures;
- PS-6 The Harbor District shall promote maximum use of solid waste source reduction, recycling, composting and environmentally-safe transformation of wastes.
- PS-7 The Harbor District shall require that all new development complies with applicable provisions of the San Luis Obispo County Integrated Waste Management Plan.
- PS-8 All water mains and fire hydrants shall provide required fire flows and shall be constructed in accordance with the specifications of the County of San Luis Obispo, the California Department of Forestry or other applicable standards.
- PS-9 Where determined by the Harbor District, plans for new development shall be reviewed by the County of San Luis Obispo to insure that building materials, access, brush clearance and water storage capacity provide adequate fire protection to the proposed project.
- PS-10 Prior to the approval of any site plans for development areas adjacent to open space, a Fuel Reduction Plan shall be submitted to the County of San Luis Obispo and the California Department of Forestry for approval. This Fuel Reduction Plan will provide for an acceptable level of risk in accordance with California Department of Forestry standards. Fuel reduction can be achieved through a gradual transition from native vegetation into irrigated landscape/building areas of the project. This fuel reduction program shall also establish parameters for the percent, age, extent, and nature of native plant removal necessary to achieve the accepted fire prevention standards required to protect human lives and property, while preserving as much natural habitat as possible.
- PS-11 The Harbor District or its designated assignee shall be responsible for maintenance of Fuel Reduction Zones where required of new development. Maintenance agreements shall be submitted to the County of San Luis Obispo and the California Department of Forestry for approval.
- PS-12 All water lines shall be designed and installed in accordance with requirements of the County of San Luis Obispo and County Service Area Number 12.
- PS-13 New development on the Harbor Terrace site shall comply with County of San Luis Obispo and County Service Area Number 12 requirements concerning the installation and use of reclaimed water systems for landscape irrigation.
- PS-14 New development shall incorporate native plant species and ornamental species which are drought-tolerant and/or have low irrigation requirements.
- PS-15 If available, reclaimed water shall be utilized to irrigate major landscaped and planted areas. The on-site water distribution system shall be designed and constructed in a manner to provide separate reclaimed water lines. Such a system shall comply with all County of San Luis Obispo and Regional Water Quality Control Board Requirements for the installation and operation if reclaimed water systems.
- PS-16 All wastewater collection lines shall be designed and installed in accordance with requirements of the County of San Luis Obispo and the Avila Beach County Water District.
- PS-17 No new development shall be approved without first providing assurance that adequate capacity exists in Sewage Lift Station #181 located adjacent to Avila Beach Drive. Where necessary, plans for redesign or upsizing of this facility shall be submitted to the County of San Luis Obispo and the Avila Beach Community Services District prior to issuance of building permits.
- PS-18 Development plans shall delineate the number, location, and general design of solid waste enclosures and storage areas for recycled material.

PS-19 Maintenance of all developed park, open space and recreation facilities on the Harbor Terrace site shall be the responsibility of either the Port San Luis Harbor District or its designee and/or another suitable entity or a combination of the above. Where applicable all recreational facilities (bluff top parks, etc.) shall be landscaped and, where necessary, irrigated.

PS-20 New development shall provide parking in accordance with standards established by the Port San Luis Harbor District, the County of San Luis Obispo and the California Coastal Act.

Residual Impacts
Less than significant

Biological Resources

Impact B-2: Implementation of the Final Master Plan would not adversely affect riparian habitat, but may impact needlegrass grassland, coastal tidal areas, and other sensitive natural communities. This impact is considered significant unless mitigated (Class II).

Impact B-3: Development of Harbor District facilities will increase the area of impervious surfaces, increasing stormwater run-off into San Luis Bay, which could indirectly affect sensitive species habitat. This impact is considered significant unless mitigated (Class II).

Impact B-4: Development of the Harbor Terrace site may disrupt wildlife movement along the slope above the site. This impact is considered significant unless mitigated (Class II).

Mitigation Measures

B-1. Oak trees removed or damaged by project activities shall be replaced by planting oak trees in areas adjacent to existing oak woodlands outside project grading limits. These oak trees should be grown from locally collected acorns. San Luis Obispo County recommends a 4:1 replacement of oak trees removed or damaged by development activities. Existing oak trees shall be beneficially incorporated where possible in the project landscaping along with other native species.

B-2. Grading and construction in and adjacent to sensitive native habitat areas shall be minimized. Project grading activities shall generally avoid steep slopes and bluff areas.

B-3. Construction limits shall be clearly defined and enforced. Oak tree protective measures shall be incorporated by installing construction fencing outside of the drip line of oak trees and preventing any construction or grading activities from damaging existing oak trees.

B-4. Projects abutting open, natural areas, will incorporate a buffer zone incorporating fire clearance requirements, and transition zones between introduced and native landscaping. Maintenance of this buffer zone would include prevention of non-native vegetation in the project area from spreading into the native habitats surrounding the site.

B-5. Initial land-clearing and grading activities shall be scheduled to avoid spring and early summer months in areas where oak woodland or dense coastal scrub border the site. If clearing must occur during this time period, preconstruction surveys shall be conducted to identify nesting birds in coastal scrub and oak woodland habitats within 500 feet of any project grading or related activities (parking, equipment storage, construction office, etc.). If active nests of Cooper's hawk, northern harrier, white-tailed kite, or Bell's sage sparrow are found, construction or related activities shall be postponed within 500 feet of the nest until the young have fledged or the nest becomes inactive.

B-6. Botanical surveys shall be conducted to determine the presence and distribution of special-status plant species on the Harbor Terrace site prior to project approval. Botanical surveys shall be conducted by a qualified botanist during known flowering periods of plant species listed in Table 5.6-1 and focus on vegetated areas that would be disturbed by the project. If special-status species would be adversely affected by the project, mitigation measures shall include:

- a. Relocating project components to avoid impacts;
- b. Preservation of the majority of the population on the project site through a permanent conservation easement; and
- c. Transplanting individual plants (perennials) or seeds (annuals) from impact areas to restoration areas.

Measure a. should be implemented if the plant is threatened or endangered or if a small percentage of the sensitive population on the project site would be affected. Otherwise, measures b. or c. may be implemented.

B-7. Native landscaping shall be designed and installed to discourage pedestrian access from the Harbor Terrace site into adjacent native habitats. In addition, if pets are allowed, designated pet areas shall be incorporated into the design of new development so pets are not allowed into nearby habitat areas or buffer zones that support native wildlife.

Residual Impacts

Less than significant

Traffic and Circulation

Impact T-1 Vehicle trips generated by buildout of the Port in accordance with the Final Master Plan could adversely affect the operation of surrounding streets and intersections. This impact is considered significant unless mitigated (Class II).

Implement the recommendations of the Avila Circulation Study.

Residual Impacts

Less than significant

Air Quality

Impact A-1 Motor vehicle and other long-term emissions associated buildout of the Port facilities in accordance with the Final Master Plan would contribute to the lack of attainment of the State ozone and PM₁₀ standards. This impact is considered significant unless mitigated (Class II).

Impact A-2 Dust generated by construction activities may be considered a nuisance adjacent to the project site. This impact is considered significant unless mitigated (Class II).

Mitigation Measures

AQ-5 The Harbor District shall, to the extent feasible, separate sensitive land uses from significant sources of air pollution.

AQ-6 The Harbor District shall submit environmental documents to the San Luis Obispo County Air Pollution Control District for review and comment in accordance with the California Environmental Quality Act prior to consideration for approval.

AQ-7 The Harbor District shall promote and encourage the use of alternate modes of transportation by incorporating public transit, bicycle, and pedestrian modes in new development.

AQ-8 The following measures shall be applied to reduce impacts related to PM₁₀ and NO_x emissions from project construction to the extent feasible.

- a. Equipment Emission Control Measures. To the extent feasible, newer construction equipment (manufactured after 1990) shall be used that produces fewer emissions, especially for the highest emitting piece of diesel-fired heavy equipment. In any case, all equipment shall be properly tuned and maintained. Additional measures that would reduce construction-related emissions include, but are not limited to:
 - Maintain all construction equipment in proper tune according to manufacturer's specifications.
 - Fuel all off-road and portable diesel powered equipment, including but not limited to bulldozers, graders, cranes, loaders, scrapers, backhoes, generator sets, compressors, auxiliary power units, with ARB certified motor vehicle diesel fuel (non-taxed version suitable for use off-road).
 - Maximize to the extent feasible, the use of diesel construction equipment meeting the ARBs 1996 or newer certification standard for off-road heavy duty diesel engines.
 - Should project emissions exceed the APCD's CEQA significance threshold for quarterly emissions, construction equipment shall be retrofitted with the appropriate number of catalyzed diesel particulate filters (CDPF) or diesel oxidation catalysts (DOC). This determination must be conducted in consultation with the APCD.
- b. Dust Control Measures. Dust generated by construction activities shall be kept to a minimum by full implementation of the following measures:
 - During clearing, grading, earth moving, excavation, or transportation of cut or fill materials, water trucks or sprinkler systems are to be used when necessary to prevent dust from leaving the site and to create a crust after each day's activities cease;
 - During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this would include wetting down such areas in the morning and after work is completed for the day and whenever wind exceeds 15 miles per hour;
 - Stockpiled earth material shall be sprayed as needed to minimize dust generation.
 - During construction, the amount of disturbed area shall be minimized.
 - Onsite vehicle speeds should be reduced to 15 mph or less;
 - Exposed ground areas that left exposed after project completion should be sown with a fast-germinating native grass seed and watered until vegetation is established;
 - After clearing, grading, earth moving, or excavation is completed, the entire area of disturbed soil shall be treated immediately by watering or revegetating or spreading soil binders to minimize dust generation until the area is paved or otherwise developed so that dust generation will be minimized;
 - Grading and scraping operations shall be suspended when necessary to minimize dust generation;

- All roadways, driveways, and sidewalks associated with construction activities should be paved as soon as possible. In addition, building and other pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- Permanent dust control measures identified in the approved project re-vegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities.
- Install wheel washers or rumble pads where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site.
- Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.

Residual Impacts
Less than significant.

Visual Resources

Impact V-1 Development of the various projects under the Master Plan will alter the visual character and/or quality of the project area. This impact is considered significant unless mitigated (Class II).

Impact V-3 Development of the various projects under the Master Plan may result in additional sources of light and glare. These new sources will be visible from adjoining areas and may be visible from areas beyond the Port. This impact is considered significant unless mitigated (Class II).

Mitigation Measures

- V-1 Grading shall be designed to conserve natural topographic features and appearances by means of land sculpturing to blend graded slopes and benches with natural topography.
- V-2 Construction equipment and staging areas for the development of the Harbor Terrace and Avila parking lot sites shall be stored and located in the least visually prominent location on site, and/or screened from public view.
- V-3 Lighting shall be hooded and designed to shine downward. To the extent practical, parking lot lighting shall be confined to the project site and shall be designed and oriented to ensure safety within the parking lots, access and pedestrian walks. Lighting will be installed with the minimum foot-candles necessary to ensure safety.

Residual Impacts
Less than significant.

Hazardous Materials

Impact HAZ-2: Development of the Harbor Terrace site may result in the exposure of existing contaminants in the soil. This impact is considered significant unless mitigated (Class II).

Impact HAZ-3 Serpentine soils are reportedly present on the Harbor Terrace site and may occur elsewhere throughout the project area. Construction on sites containing serpentine soils poses the risk of release of naturally occurring asbestos. This impact is considered significant unless mitigated (Class II).

Impact HAZ-4 Demolition of structures in the project area may result in hazards associated with lead-based paint and asbestos containing materials. Demolition of these structures poses risk of release of these hazardous materials into the environment. This impact is considered significant unless mitigated (Class II).

Impact HAZ-5 Fluorescent light ballasts and removal of any electrical transformers in the project area may pose hazards to the public associated with the release of PCBs. This impact is considered significant unless mitigated (Class II).

Mitigation Measures

- HAZ-1 The use, transport, storage and disposal of hazardous materials on all Harbor District property shall be carried in accordance with the provisions of all applicable federal, State and local laws and regulations.
- HAZ-2 During project grading in areas known to contain contaminants, monitoring of earthwork shall be performed to determine if levels of BTEX or other compounds of interest to the APCD (lead, volatile organic compounds such as gasoline and solvents, and asbestos exceed established exposure thresholds.
- HAZ-3 Grading shall either be performed during the dry season or will be subject to specific erosion control measures (see "Mitigation Measures" in Drainage and Watershed Resources) to prevent erosion of the soil and possible transport of contaminated soils into off-site watercourses.

- HAZ-4 Any oil-contaminated soil discovered during construction shall be disposed off-site at an appropriate facility or used as fill in parking lots or roadways. Areas of finished grade shall not have any surface exposures of oil-contaminated soils. Any activities involving remediation or the handling and disposal of hazardous materials or waste shall comply with all relevant regulations and permitting requirements of the Air Pollution Control District prior to the commencement of such activities.
- HAZ-5 Vapor barriers shall be placed below the foundation of all new structures in order to eliminate the potential for vapors entering any buildings.
- HAZ-6 Where new construction may occur on soils expected to contain asbestos, an Asbestos Health and Safety Program for project construction activities shall be developed and submitted to the San Luis Obispo APCD for review and approval prior to the commencement of project grading. This program shall include the following elements:
1. Preparation of a sampling and survey work plan. Elements of this work plan should include, but are not limited to: geologic mapping of the site, sampling strategy, and lab analysis methodology.
 2. Conduct sampling and survey activities and perform the required lab analysis. Results of these activities shall be submitted to the District for review 30 days prior to start of construction.
 3. If ACM is determined to be present, an Asbestos Health and Safety Program for construction activities in serpentinite to comply with State and Federal law will be required. Work plan elements should include, but are not limited to:
 - construction and project strategy to *prevent* emissions to ambient air
 - notice to APCD of project start date ten working days in advance;
 - protection methods used to prevent worker exposure; and
 - a California certified asbestos environmental monitor or registered geologist with asbestos certification to be present on-site during construction activities to identify potential unmapped or subsurface serpentinite and to initiate APCD contractor/worker emergency procedures, if required.The Asbestos Health and Safety Program must reduce potential impacts associated with naturally-occurring asbestos to a less than significant level.
 4. If ACM is determined to be present, no ACM is to be used as surface layer material on any part of the project (road beds, house pads, landscaped areas,
 5. If ACM is determined to be present, notification to employees and patrons that ACM is present shall be required.
 6. If ACM is not found in the serpentine deposits on-site, the following items are required:
 - the preparation of an emergency work plan to address potential unmapped or subsurface serpentinite.
 - a certified asbestos environmental monitor or registered geologist with asbestos certification shall be present during construction activities to initiate emergency work plan if necessary, and
 - APCD shall be notified of project start date.
- HAZ-7 A demolition asbestos survey will be conducted prior to any modifications or demolition of the on-site buildings or storage yards, in accordance with federal NESHAP regulations. The asbestos survey will be conducted by a California-licensed asbestos consultant. If asbestos-containing materials (ACM) are found in the on-site buildings or storage yards, the ACM must be abated prior to the commencement of demolition activities. Abatement activities will be conducted by a California-licensed asbestos abatement contractor. ACM wastes will be disposed at a properly licensed disposal facility.
- HAZ-8 A lead-based paint survey will be conducted prior to commencement of demolition activities. The survey will be conducted by a California-licensed lead consultant. If lead-based paint is identified on the building materials, the paint may be required to be abated prior to demolition if found to be in poor condition. Waste materials containing lead-based paint will be properly characterized for disposal to determine if the material exceeds state or federal hazardous waste thresholds.
- HAZ-9 On-site electrical transformers will be inspected prior to commencement of demolition activities to determine whether they may contain PCBs. Any unlabeled transformer shall be assumed to contain PCBs unless proven otherwise through testing or information from the manufacturer. PCB-containing transformers will be disposed as federal hazardous wastes.
- HAZ-10 Fluorescent light ballasts will be inspected prior to commencement of demolition activities to determine if the ballasts could contain PCBs. Unlabeled ballasts shall be considered PCB containing unless proven otherwise through testing or information from the manufacturer. PCB-containing ballast will be disposed as federal hazardous wastes.

Residual Impacts

Less than significant

Class III Impacts

Geology and Geologic Resources

- Impact GEO-1 Although seismic events could result in groundshaking in virtually every planning area, the potential for ground rupture in the Master Plan area is considered low. This impact is considered adverse but not significant (Class III).
- Impact GEO-9 Overexcavation of undocumented fill may result in the need to export soils and materials out of the Avila Beach area. This impact is considered adverse but not significant (Class III).
- Impact GEO-10 Interference with wave action and current patterns of sand sourcing and deposition is not anticipated under this plan. This impact is considered adverse but not significant (Class III).

Services

- Impact PS-3 A portion of the increased development accommodated by the Final Master Plan will increase the demand for water. This impact is considered adverse but not significant (Class III).
- Impact PS-4 Buildout of the various facilities accommodated by the Port Master plan will generate additional wastewater that would be collected and treated by the Avila Beach wastewater treatment plant. Increased wastewater generation could adversely impact the wastewater collection system serving the Port, and could secondarily impact the capacity of the wastewater treatment plant. This impact is considered adverse but not significant (Class III).
- Impact PS-6 Buildout of the Port in accordance with the Final Master Plan will generate additional solid waste which will adversely impact landfill capacity. This impact is considered adverse but not significant (Class III).

Biological Resources

- Impact B-1 Construction of facilities may result in the loss of habitat for special-status plant and animal species or the loss of individuals. This impact is considered adverse but not significant (Class III).
- Impact B-5 Construction activities and occupancy of facilities would extend existing human-related disturbance (human presence, wildlife predation by pets, noise, dust, lighting) further into open space areas. This impact is considered adverse but not significant (Class III).

Noise

- Impact N-2 Noise associated with vehicle trips to and from the Port and associated facilities will increase. This impact is considered adverse but not significant (Class III).

Traffic and Circulation

- Impact T-3 Additional trips associated with buildout of the Port in accordance with the Final Master Plan could conflict with emergency evacuation plans associated with Diablo Canyon Nuclear Power Plant. This impact is considered adverse but not significant (Class III).
- Impact T-4 Development of a 3,000 square foot commercial lease space on the Avila parking lot would remove no more than 17 parking spaces while increasing the demand for parking. In addition, development of a new 4,250 square foot lease space on the Avila Pier terminus will increase the demand for parking. This impact is considered adverse but not significant (Class III).
- Impact T-5 Development of uses accommodated by the Final Master Plan will increase the demand for parking at Port facilities. This impact is considered adverse but not significant (Class III).

Visual Resources

- Impact V-2 Grading and construction activities and the storage of construction materials may be visible from public vantage points. This impact is considered adverse but not significant (Class III).

Hazardous Materials

Impact HAZ-1: Construction and operation of Port facilities and improvements may involve the routine use, storage or transport of limited amounts of hazardous materials which may pose a risk to the environment. This impact is considered adverse but not significant (Class III).