
Fiscalini Ranch Preserve Community Park Phase 1 Grading

Environmental Monitoring Plan

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ENVIRONMENTAL MONITORING PLAN
Fiscalini Ranch Preserve Community Park Phase 1 Grading

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GRADING PLANS : Phase 1 Grading prepared by Civil Design Studio

I. MANAGEMENT ORGANIZATION

A. MANAGEMENT AND COMMUNICATIONS

Management responsibility and communications procedures must be clearly delineated and understood by all personnel involved in compliance with and execution of the project to ensure optimal working relationships and appropriate reporting. This Environmental Monitoring Plan is designed to facilitate clear lines of responsibility and contact, and expedite management and communications in the field.

The Cambria Community Service District maintains overall authority to implement the conditions of approval passed by the Planning Commission and defined in this document. The CCSD will employ qualified staff, e.g. the Fiscalini Ranch Manager, as Environmental Monitor. The CCSD Monitor will handle the field management, decision making, and will have the final authorization of the environmental monitoring. The CCSD Environmental Monitor will have indirect management over construction. The Environmental Monitor would report directly to the CCSD and will also communicate with the construction supervisor.

Frequent and regular communication with the contractor will be essential for successful compliance. It will be the responsibility of the Environmental Monitor to inform the construction supervisor as to where and how the Environmental Monitor can be contacted.

B. RESPONSIBILITY AND AUTHORITY

The Cambria Community Service District is responsible for the implementation of the Environmental Monitoring Plan. The Environmental Monitor will report to the County.

It will be the responsibility of the Environmental Monitor to keep in close contact with the construction supervisor and alert to the proposed construction schedule. This construction supervisor will keep the Environmental Monitor informed of day-to-day activities during construction. The Environmental Monitor will field check the activities on a regular basis, and will be on the site during critical activities as defined in the conditions of approval.

The specific roles of key team members are defined below:

1. Department of Planning and Development

The County staff person assigned to the project will be responsible for approving and verifying compliance with all conditions and may visit the construction area and perform visual checks on an as-needed basis. The staff person will review all plans and review and initial field reports. As a Condition of Approval is met, the staff person will sign off that the project has met the condition as specified. The staff person will perform all ministerial functions as needed to manage the County-related duties of the Monitoring Plan. This person will also act as liaison with the County departments, will review all construction plans, and all changes to the Monitoring Program.

2. Environmental Monitor

The Environmental Monitor has two key functions: 1) liaison with the County and the construction crew, and 2) management and reporting of field monitoring activities.

The Environmental Monitor designated by the CCSD will be responsible for the hiring of any additional specialists, such as a monitoring biologist or monitoring archaeologist that may be necessary to meet the Conditions of Approval (COA) for the project. The Environmental Monitor will coordinate in the field with the construction supervisor and delegate authority to the monitors as needed to observe construction activities and report on compliance. Environmental Monitoring field reports will be completed to document observations and compliance with various COA identified in Table 1. The CCSD shall retain copies of all field reports and submit final field report to the County at the time of grading permit closeout.

The Environmental Monitor will be responsible for identifying new impacts (previously unknown) that may occur during project construction, and will recommend mitigation measures for new impacts in consultation with the construction supervisor. In consultation with County Staff, the Environmental Monitor may specify new or additional or substitution mitigation measures to be implemented on an as-needed basis in order to respond to site conditions and comply with all Conditions of Approval. The intent is to provide the Environmental Monitor with enough flexibility in the field to “custom fit” mitigation efforts to actual impact(s) without significantly increasing these efforts or costs. The Environmental Monitor’s recommendations will also be subject to the established communication and arbitration procedures described in this document.

The Environmental Monitor should not commit construction supervisor to additional measures not included in the Conditions of Approval without prior written authorization from CCSD and the County. Prior written authorization to implement additional mitigation measures would not be necessary for relatively minor issues or if the construction schedules would be affected when the matter is urgent and must be resolved as soon as possible. In these situations, the Environmental Monitor will request verbal authorizations from both CCSD and the County and will document the authorizations in writing.

The Environmental Monitor will note, question and report any activity observed that does not appear to be within the scope of the conditions of approval and any other applicable permits.

The Environmental Monitor must be aware of the construction specifications, just as the construction contractor must be aware of the environmental issues.

At the completion of a task, the Environmental Monitor will record the status of various COA from **Table 1–Summary of Conditions of Approval** and inform the CCSD. The Environmental Monitor will be responsible for ensuring that copies of all reports are transmitted to the appropriate groups.

A summary of responsibilities is given as follows:

- Authority to monitor all construction activities as necessary to ensure compliance with Conditions of Approval for the Phase 1 Grading of East Fiscalini Ranch Park Recreation Improvements which authorizes:
Site Grading and drainage:28.12 AC Total.

- Responsible for compiling, preparing and or transmitting the necessary reports to CCSD, the County ED and other agencies.
- Maintaining the Summary of Compliance Status (of COA listed in Table 1) up to date, based on field observations and communications with contractor supervisor on site.
- Communicating on a weekly basis with construction supervisor to forecast environmental personnel needs for the upcoming week, based on the anticipated construction schedule to be provided by the contractor. The construction supervisor will notify the Environmental Monitor of changes to the anticipated construction schedules.

The Environmental Monitor is not responsible for the means and methods employed by the construction crew and will only address such when the means or methods employed would create new impacts to the environment, or be likely to fail to mitigate impacts. The means, methods and/or performance standards for impact mitigation and compliance with the conditions of approval are considered to be defined by 1) the operating permit, 2) the plans and specifications (as applicable), 3) the conditions of approval, and 4) the final authority of the County as interpreters of 1-3 above.

The Environmental Monitor's responsibility, including consultants retained by the CCSD, is limited to observation and reporting, and as such the monitor does not assume liability for environmental damage in the event of failed or incomplete mitigation attempts or environmental damage resulting from negligence, any activities on the site beyond the scope of the County permit, and activities beyond the scope of the conditions of approval.

3. Construction Supervisor

The principal responsibility of the contractor supervisor regarding this Environmental Monitoring Plan is to ensure compliance with the County's conditions and to act as liaison between the Environmental Monitor and the construction staff. The contractor supervisor will keep the Environmental Monitor informed as to the timing of specific construction activities and/or implementation of specific mitigation programs.

The construction supervisor will work with the Environmental Monitor to foster a cooperative spirit among the construction crew and the environmental team. Problems between the two groups, such as in communication issues, compliance with conditions, or requests for changes will be dealt with by the construction supervisor and the Environmental Monitor. It will be the responsibility of the construction supervisor to educate the construction crew as to the importance of compliance with the conditions of approval. The construction supervisor will ensure that contractor compliance is consistent with the conditions of approval.

The construction supervisor will also be responsible for informing the Environmental Monitor in advance of the anticipated construction schedule, to allow the Environmental Monitor ample time to schedule any appropriate environmental personnel to be on the site at a specific time. Major changes to the construction schedule shall be communicated to the Environmental Monitor by the construction supervisor at least 48 hours in advance. Minor changes will be reported to the Environmental Monitor prior to beginning the work, and shall not constitute significant deviations from the anticipated schedule. The construction supervisor and the Environmental Monitor will meet weekly during construction to review compliance and construction status and to forecast the work planned for the upcoming week.

C. CREW ORIENTATION

All environmental and construction personnel will receive an orientation. The briefings will be coordinated by the construction supervisor and conducted by the Environmental Monitor. The Environmental Monitor will have the prime responsibility for designing and conducting the orientations. The intent of the briefings will be to acquaint the construction crews with the environmental sensitivities of the project site and to introduce the environmental team to the construction team and construction specifications. All field teams must understand that construction stoppage will be used when necessary.

At a minimum, a briefing will be required for each phase of construction that is constructed by a different contractor. If necessary, additional briefings will be held if different construction workers are employed, or if new construction or environmental crews are used that were not working on the project at the time of the initial briefing.

The briefings will provide background information on the project, the purpose of the Environmental Monitoring Plan, and a thorough discussion of lines of authority and communication. Procedures to be carried out for reporting violations and enforcement criteria will be thoroughly discussed. The orientation will specify that the construction crew is responsible for the implementation of the conditions contained in the Environmental Monitoring Plan. The contractor will receive a copy of the Environmental Monitoring Plan prior to commencement of work, and copies will be kept on the site at all times. Similarly, the environmental team will be given access to the construction specifications.

II. MONITORING AND REPORTING PROCEDURES

A. MONITORING CRITERIA

The monitoring criteria are the Mitigation Measures required by the County of San Luis Obispo (see **Table 1 Summary of Mitigation Measures Table**). The mitigation measures provide the Environmental Monitoring Criteria and summarize the applicable conditions. Table 1 indicates the responsibility and monitoring authority for each condition and provides references to pertinent plans, specifications and programs, as applicable.

The Environmental Mitigation Plan is a dynamic, working document that will function as the principal tool used by the Environmental Monitor for tracking compliance in the field. The Environmental Monitor will update this table as needed to indicate compliance status. In addition, compliance status will be kept by the County as staff processes the monitoring reports and/or field reports.

B. COMPLIANCE CRITERIA

There are two categories of compliance criteria: one for field monitoring of construction activities and one for office review of construction drawings. While each is equally important to achieve compliance, it is the field compliance criteria that could lead to construction stoppage. The Environmental Monitor will be responsible for monitoring field activities and transmitting information regarding condition compliance and review of the construction plans by affected agencies.

The Environmental Monitor has authority to stop work temporarily to notify the contractor supervisor concerning any potential or actual permit violations. The Environmental Monitor shall identify violations or circumstances that warrant stopping work and immediately notify the contractor supervisor. The Environmental Monitor has authority to stop work.

Three types of compliance violations are recognized:

- 1) Minor violations that are noted by the Environmental Monitor, recorded on field reports, and rectified by the applicant and rechecked subsequently by the Environmental Monitor for compliance.
- 2) Violations that may be minor or major, but which are agreed upon in the field as violations by the Environmental Monitor and Contractor and can be immediately rectified, without significant work stoppage.
- 3) Violations that cannot be resolved quickly, or require County input or decisions, or are subject to arbitration due to disagreement. These violations require work stoppage.

C. ARBITRATION PROCEDURES

All efforts will be made by the CCSD to resolve disputed compliance issues in the field prior to the need to resort to formal arbitration. Initial efforts to resolve disputed issues will include the contractor supervisor. However, in the event that this is not possible, the system for arbitration is contained herein to handle disputes regarding compliance procedures.

The first step requires the Environmental Monitor to identify the disputed issue, record it in the field report, and meet with the construction supervisor to discuss the problem. If no resolution can be agreed to at this meeting, it may be necessary for an additional specialist to be present at this meeting. During this period of arbitration, construction stoppage or redirection of construction may be implemented. (NOTE: Construction halts would be at the specific location of dispute only, not the entire project. All other activities which are continuing to be monitored or do not need to be monitored may proceed during arbitration.) The County will have the authority to decide the appropriate course of action to achieve resolution of the disputed issue. If any of the parties do not agree with the decision, they may appeal the issue to the Director of Planning and Building. If no resolution is achieved the matter would be appealed to the Planning Commission. The Board of Supervisors will have final authority over the decision.

A final report detailing the disputed issue, the meetings held, and the final decision of the arbitration will be prepared by the Environmental Monitor and forwarded to the County, and construction supervisor.

Field Report

Cambria Community Service District

Project: Fiscalini Ranch Phase I Grading

Date of Inspection:

Present: **- *CCSD Environmental Mitigation Monitor***

Observations:

-
- Action:**
- o Compliance noted
 - o Re-inspect when complete
 - o Stop work
 - o Other: Pre-Start Meeting

Copies:

**Summary of Conditions of Approval
Fiscalini Ranch Preserve Community Park-
Phase 1 Grading**

TABLE 1: CONDITIONS OF APPROVAL

COA	EIR Mitigation Measure	Requirement of Condition	Environmental Monitor (EM) Action	Reporting Requirements
5		Services: At the time of application for construction permits, the applicant shall provide a letter from Cambria Community Services District stating they are willing and able to service the property.		CCSD Letter submitted to County of San Luis Obispo
6		Drainage: At the time of application for any required construction permits, the applicant shall submit complete drainage plans and erosion and sedimentation control plans for review and approval in accordance with Title 23 of the Land Use Ordinance.		Grading Plans submitted to County of San Luis Obispo
7	AES-4b	<p>Upon application for construction permits from the County, and prior to site disturbance, proposed trail and road design plans shall include the following standards and concepts:</p> <p>a. All boardwalks, bridges, retaining structures, edge stops, railing and other visible features shall be made of natural or natural appearing materials that have low reflective qualities and do not visually contrast with the natural colors of the adjacent landcover.</p> <p>b. All path and access road surfaces, including emergency and maintenance vehicle roads shall match the color of the adjacent native earth. Decomposed granite and polymer surfaces, "all-weather surfaces," American Disabilities Act (ADA) compliant stable surfaces, and compacted imported earth surfaces shall be designed and constructed to match the color of the adjacent soil. This requirement shall also apply to all road-related culverts, rock slope protection, and drainage systems.</p> <p>c. All trail and road design shall minimize grading by following the natural contours of the land as much as possible. Where grading is unavoidable, all slopes shall include slope-rounding to reduce the engineered appearance of the earthwork.</p>	EM to observe and prepare field report	EM Field Report
15	AQ-1	<p>Upon application for construction permits and prior to site disturbance, a Dust Control Plan shall be prepared and submitted to the APCD for approval prior to commencement of construction activities. The Dust Control Plan shall:</p> <p>a. Use APCD approved BMPs and dust mitigation measures;</p> <p>b. Provide provisions for monitoring dust and construction debris during construction;</p> <p>c. Designate a person or persons to monitor the dust control program and to order increased watering or other measures as necessary to prevent transport of dust off-site. Duties should include holiday and weekend periods when work may not be in progress;</p> <p>d. Provide the name and telephone number of such persons to the APCD prior to construction commencement.</p> <p>e. Identify compliant handling procedures.</p> <p>f. Fill out a daily dust observation log.</p>	EM to verify Dust Control Plan approval by APCD.	EM Field Report

16	AQ-3	<p>Upon application for construction permits and prior to site disturbance, the following mitigation measures shall be shown on all project plans and implemented during the appropriate grading and construction phases to reduce PM₁₀ emissions during earth moving activities:</p> <ul style="list-style-type: none"> a. Reduce the amount of the disturbed area where possible. b. Water trucks or sprinkler systems shall be used in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency shall be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water shall be used whenever possible. c. All dirt stockpile areas shall be sprayed daily as needed. d. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading shall be sown with a fast-germinating native grass seed (native to the FRP) and watered until vegetation is established. e. All disturbed soil areas not subject to re-vegetation shall be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD. f. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible after initial site grading. In addition, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. g. Vehicle speed for all construction vehicles shall be posted to not exceed 15 mph on any unpaved surface at the construction site. h. All trucks hauling dirt, sand, or other loose materials are to be covered or shall maintain at least two feet of free board (minimum vertical distance between top of load and top of trailer) in accordance with CVC § 23114. i. Wheel washers shall be installed where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site. j. Streets shall be swept at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water shall be used when feasible. k. Permanent dust control measures shall be implemented as soon as possible following completion of any soil disturbing activities. 	<p>See Ph.1 Grading Plans prepared by Civil Deisgn Studio</p>	
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17	AQ-5	<p>Upon application for construction permits and prior to site disturbance, the applicant shall submit grading plans and a construction schedule demonstrating that soil material would not be moved at a rate more than 53,500 cubic yards (cy) in a quarter or 2,000 cy in a day. If material would be moved at this rate (or greater), the applicant shall implement the following standard APCD mitigation measures for the project's construction equipment:</p> <p>a. Maintain all construction equipment in proper tune according to manufacturer's specifications.</p> <p>b. Fuel all off-road and portable diesel powered equipment, including but not limited to bulldozers, grader, cranes, loaders, scrapers, backhoes, generator sets, compressors, auxiliary power units, with Air Resources Board (ARB) certified motor vehicle diesel fuel (non-taxed version suitable for use off-road).</p> <p>c. Maximize to the extent feasible, the use of diesel construction equipment meeting the ARB's 1996 or newer certification standard for off-road heavy-duty diesel engines.</p> <p>d. All on and off-road diesel equipment shall not be allowed to idle for more than 5 minutes. Signs shall be posted in the designated queuing areas to remind drivers and operators of the 5 minute idling limit.</p> <p>e. Electrify equipment where feasible.</p> <p>f. Substitute gasoline-powered for diesel-powered equipment where feasible.</p> <p>g. Use alternatively fueled construction equipment onsite where feasible, such as compressed natural gas (CNG) liquefied natural gas (LNG), propane, or biodiesel.</p> <p>h. Best Available Control Technology (BACT - implementation of DOCs or CDPFs) for construction equipment shall be required and the applicant shall provide the grading amounts and schedule to the APCD Planning Division as soon as they are available so that the appropriate level of BACT can be defined.</p> <p>i. At least 3 months prior to construction, the construction company awarded the contract shall contact the APCD Planning Division (805-781-5912) to coordinate the implementation of this mitigation measure. This company will also provide the APCD with proof that the Standard (a-h above) and BACT mitigation measures have been implemented prior to the start of construction</p>	EM to verify construction schedule and equipment	EM Field Report
20	BIO-3	<p>Upon application for construction permits from the County, and site disturbance, the CCSD or its designee shall prepare a Storm Water Pollution Prevention Plan (SWPPP) consistent with guidelines, which shall include detailed sediment and erosion control plans consistent with any required Habitat Mitigation Monitoring Plan (HMMP). The SWPPP shall specifically address protection of drainages, and riparian and wetland resources on and adjacent to the project site. Compliance shall be verified by the project environmental monitor through submission of compliance reports.</p>	EM to verify implementation of SWPPP	EM Field Report
28	GEO-3	<p>Upon application for construction permits to the County of San Luis Obispo, prior to site disturbance, and during management of the Fiscalini Ranch Preserve (FRP), the CCSD or its designee shall implement the following measures:</p> <p>a. Implement soil stabilization and erosion prevention measures identified in the Public Access and Management Plan (RRM, 2003).</p> <p>b. If proposed, final design plans for the Creek to Ridge Trail shall demonstrate that the trail alignment is located over less steep areas, and shall include the use of water bars where needed.</p>	See Ph.1 Grading Plans prepared by Civil Deisgn Studio	EM Field Report

32	GEO-9	<p>Upon application for construction permits to implement the <i>Community Park Master Plan</i> and prior to site disturbance, the CCSD or its designee shall consult with the County of San Luis Obispo to stabilize the offsite drainage swale in the vicinity of Piney Way. The applicant shall also implement the storm-drain system described in the <i>Community Park Master Plan Grading and Drainage Concept</i> (Firma, 2006) to capture runoff from both watersheds in this area and convey runoff across the site to Santa Rosa Creek. The condition of the hillside vegetation shall be monitored prior to finalizing plans for the storm-drain system.</p>	<p>See Ph.1 Grading Plans prepared by Civil Deisgn Studio</p>	
40	N-2	<p>Upon application for construction permits from the County of San Luis Obispo, the CCSD or project developer shall submit a Noise Reduction Plan prepared by a qualified acoustical consultant for review and approval by the County Planning Department. The Noise Reduction Plan shall include but is not limited to the following standards:</p> <ul style="list-style-type: none"> a. Limit all phases of construction to the hours of 7:00 AM to 9:00 PM Monday through Friday as required by County ordinance; b. Regular notification of all existing and future residences within 1,000 feet of the site boundary concerning the construction schedule; c. Shield especially loud pieces of stationary construction equipment; d. Locate portable generators, air compressors, etc. away from sensitive noise receptors; e. Limit grouping major pieces of equipment operating in one area to the greatest extent feasible; f. Place heavily trafficked areas such as the maintenance yard, equipment, tools, and other construction oriented operations in locations that would be the least disruptive to surrounding sensitive noise receptors; g. Use newer equipment that is quieter and ensure that all equipment items have the manufacturers' recommended noise abatement measures, such as mufflers, engine covers, and engine vibration isolators intact and operational. Internal combustion engines used for any purpose on or related to the job shall be equipped with a muffler or baffle of a type recommended by the manufacturer; h. Conduct worker-training meetings to educate and encourage noise awareness and sensitivity. This training should focus on worker conduct while in the vicinity of sensitive receptors (i.e., minimizing and locating the use of circular saws in areas adjacent to sensitive receptors and being mindful of shouting and the loud use of attention drawing language); and, i. Notify surrounding residences in advance of the construction schedule when unavoidable construction noise and upcoming construction activities likely to produce an adverse noise environment are expected. Noticing shall provide phone number of the project manager, construction foreman, and any other pertinent project team members. This notice shall be given one week in advance, and at a minimum of one day in advance if anticipated activities have 	<p>See Ph.1 Grading Plans for Noise Control Plan. EM to verify proper notification.</p>	<p>EM Field Report and CCSD Notification to surrounding residences</p>

55	BIO-2	<p>Prior to construction, the CCSD or its designee shall prepare a project-specific environmental monitoring plan coordinated with mitigation measures within this EIR, and shall provide funding for a qualified environmental monitor for the construction phases of the project to ensure compliance with EIR mitigation measures, and any applicable agency permit conditions. The monitor shall be responsible for (1) ensuring that procedures for verifying compliance with environmental mitigations are followed; (2) lines of communication and reporting methods; (3) daily and weekly reporting of compliance; (4) construction crew training regarding environmentally sensitive areas; (5) authority to stop work; and (6) action to be taken in the event of non-compliance. Monitoring shall be at a frequency and duration determined by the affected agencies (e.g., Army Corps of Engineers, Regional Water Quality Control Board, California Department of Fish and Game, California Coastal Commission, and the County of San Luis Obispo).</p>	Qualified EM designated by CCSD	Environmental Monitoring Plan has been submitted to the County.
56	BIO-14	<p>Prior to initiation of construction activities, including trail improvements requiring ground disturbance and/or use of heavy equipment, the CCSD or its designee shall retain a qualified biologist to conduct a pre-activity survey for active nests, dens, or burrows. The survey shall be conducted within 30 days prior to proposed site disturbance and construction activities. Results of the survey shall immediately be submitted to the CDFG as necessary. The survey report shall include the date of the survey, methods of inspection, and findings. Disturbance of any active nest, den, or burrow shall be prohibited.</p> <p>a. If active burrows of Monterey dusky-footed woodrats are found within proposed development areas during the survey, the biologist shall establish an appropriate buffer area to protect the nest(s). No site disturbance shall occur within the buffer area until a Memorandum of Understanding (MOU) is obtained from CDFG. An alternative to buffer area is to disassemble nests by hand outside of the nesting season (February through September) and allow the woodrats to leave the site.</p> <p>b. If the pre-construction survey finds potential American badger dens, they shall be inspected to determine whether they are occupied. The survey shall cover the entire property, and shall examine both old and new dens. If potential badger dens are too long to completely inspect from the entrance, a fiber optic scope shall be used to examine the den to the end. If a fiber optic scope is not available, occupation of the den can be determined by partially obscuring the den entrance with sticks and leaves to indicate animal passage into and out of the den and dusting the den entrance with a fine layer of dust or tracking material for three consecutive nights and examining the following mornings for footprints. Inactive dens may be excavated by hand with a shovel to prevent re-use of dens during construction. If badgers are found in dens on the property between February and July, nursing young may be present. To avoid disturbance and the possibility of direct take of adults and nursing young, and to prevent badgers from becoming trapped in burrows during construction activity, no grading shall occur within 100 feet of active badger dens between February and July. If badger dens are found on the property during the pre-construction survey, the CDFG wildlife biologist for the area shall be contacted to review current allowable management practices.</p>	Pre-construction Bio Survey 30 days prior to the beginning of site disturbance and construction activities conducted by a qualified biologist.	EM Field Report

57	BIO-16	<p>At least two weeks prior to start of trail or bridge construction within or adjacent to Santa Rosa Creek (within 100 feet), the CCSD shall retain a qualified biologist to conduct pre-construction surveys within the construction areas to determine the presence of special-status aquatic species. In the event that special-status species are observed within the project site, the appropriate agencies shall be contacted for further consultation. If any life stage of steelhead, California red-legged frog, tidewater goby, or Southwestern pond turtle is found and these individuals are likely to be killed or injured by work activities, the approved biologist(s) shall be allowed sufficient time to move them from the site before work activities begin. The biologist(s) shall relocate any steelhead, California red-legged frog, tidewater goby, or Southwestern pond turtle the shortest distance possible to a location that contains suitable habitat that will not be affected by the activities associated with the proposed project. The biologist(s) shall maintain detailed records of any individuals that are moved (i.e., size, coloration, any distinguishing features, photographs [digital preferred]) to assist him or her in determining whether translocated animals are returning to the point of capture. Only United States Fish and Wildlife Service, National Marine Fisheries Service, and California Department of Fish and Game-approved biologists working under proper permit authority shall participate in any activities associated with the capture, handling, and monitoring of steelhead, California red-legged frog, tidewater goby, or Southwestern pond turtle.</p>	<p>Construction within 100-ft of Santa Rosa Creek requires survey for special status aquatic species</p>	<p>EM Field Report</p>
58	BIO-17	<p>Prior to construction, an approved biologist(s) shall conduct a training session for all construction personnel. At a minimum, the training shall include a description of steelhead, California red-legged frog, tidewater goby, and Southwestern pond turtle and their habitat; the specific measures that are being implemented to conserve the species for the current project; and the boundaries within which the project may be accomplished. Members of the construction crews shall understand all terms, constraints, and special conditions provided by, but not limited to, United States Fish and Wildlife Service, National Marine Fisheries Service, Army Corps of Engineers, California Department of Fish and Game, California Coastal Commission, and Regional Water Quality Control Board. Upon completion of this review and understanding, each construction crew member shall sign a worker training form. This form shall be provided with the completion report upon completion of project construction.</p>	<p>EM to verify completion of Pre-Con Environmental Awareness Training conducted by approved biologist.</p>	<p>EM Field Report</p>
60	BIO-25	<p>Prior to construction, if construction activities, use of heavy equipment, or tree pruning or removal are scheduled to occur during the typical bird nesting season (February 15 to September 1) a qualified biologist shall be retained to conduct a preconstruction survey (approximately one week prior to construction) to determine presence/absence for tree-nesting birds within riparian corridors and woodland areas, and ground-nesting birds within annual grasslands onsite. If no nesting activities are detected within the proposed work area, noise-producing construction activities or tree removals may proceed. If nesting activity is confirmed during preconstruction nesting surveys or at any time during the monitoring of construction activities, work activities shall be delayed within 500 feet of active nests until the young birds have fledged and left the nest. In addition, the results of the surveys will be passed immediately to the California Department of Fish and Game, possibly with recommendations for buffer zone changes, as needed, around individual nests. Tree removal shall be monitored for nesting birds and documented by the biological monitor regardless of time of year.</p>	<p>Pre-construction Nesting Bird Survey shall be conducted 7 days prior to the beginning of site disturbance if work occurs during the bird nesting season (February 15 - September 1). Survey shall be performed by a qualified biologist.</p>	<p>EM Field Report</p>

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DRC02010-0026 COA Summary/Cambria Community Services District (CCSD)

61	BIO-26	<p>Prior to initiation of construction activities, including trail improvements requiring ground disturbance and/or use of heavy equipment, the CCSD or its designee shall retain a qualified wildlife biologist to conduct a pre-activity survey for burrowing owl. The survey shall be conducted within 30-days prior to site disturbance. If ground disturbing activities are delayed or suspended for more than 30 days after the preconstruction survey, the site shall be resurveyed. Results of the survey shall be documented in a report and shall include the date of the survey, methods of inspection, and findings. The report shall be submitted to the California Department of Fish and Game (CDFG). If no burrowing owls are found to occupy the site at that time, no further measures would be necessary unless burrowing owls are subsequently observed at the project site, in which case the following mitigation measure would be implemented.</p> <p>If burrowing owls are found within the area proposed for disturbance, the CCSD or its designee shall immediately contact the CDFG and implement all measures identified in the "Staff Report for Mitigating Impacts to the Burrowing Owl" (CDFG, 1995), and any additional measures required by CDFG. Burrowing owl burrows shall be avoided. No disturbance shall occur within 50 meters of occupied burrowing owl burrows during the non-breeding season (September 1 through January 31) or within 75 meters during the breeding season (February 1 through August 31).</p>	<p>Pre-construction survey for Burrowing Owl 30 days prior to the beginning of site disturbance and construction activities. Survey shall be conducted by a qualified biologist.</p>	<p>EM Field Report</p>
62	CULT-3	<p>Prior to site disturbance, the applicant shall retain a qualified archaeologist (approved by the CCSD and County Environmental Coordinator) and Native American to monitor all earth disturbing activities, per the approved monitoring plan. If any significant archaeological resources or human remains are found during monitoring, work shall stop within the immediate vicinity (precise area to be determined by the archaeologist in the field) of the resource until such time as the resource can be evaluated by an archaeologist and any other appropriate individuals. The applicant shall implement the mitigation as required by the Environmental Coordinator.</p>	<p>A qualified archeologist and Native American monitor will monitor all earth disturbing activity. If any significant archaeological resources or human remains are found during monitoring, work shall stop within the immediate vicinity and the County will be notified.</p>	<p>EM Field Report</p>
66	AQ-2	<p>Prior to site disturbance, the applicant shall:</p> <ol style="list-style-type: none"> Obtain a compliance review with the APCD prior to the initiation of any construction activities; Provide a list of all heavy-duty construction equipment operating at the site to the APCD. The list shall include the make, model, engine size, and year of each piece of equipment. This compliance review will identify all equipment and operations requiring permits and will assist in the identification of suitable equipment for the catalyzed diesel particulate filter; and, 	<p>EM to verify APCD compliance review prior to construction.</p>	<p>EM to submit heavy-duty equipment list to APCD.</p>
67	AQ-4	<p>During construction, the applicant shall maintain monthly compliance checks throughout the construction phase, verifying that all equipment and operations continue to comply with the APCD requirements.</p>	<p>EM to observe and report</p>	<p>EM Field Report</p>

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68	BIO-5	To avoid erosion and downstream sedimentation, and to avoid impacts to aquatic species, no work within or immediately adjacent to on-site drainages (within fifty feet) shall occur during the rainy season (October 15 through April 30), unless authorized by an affected agency (e.g., Army Corps of Engineers, Regional Water Quality Control Board, California Department of Fish and Game, California Coastal Commission, and the County of San Luis Obispo).	EM to observe and report	EM Field Report
69	BIO-6	Equipment access and construction shall be conducted from the banks rather than from within creeks and drainages unless approved otherwise by 404/401/1602 permit conditions. No equipment shall be staged and no temporary placement of fill shall occur in creeks and drainages.	EM to observe and report	EM Field Report
70	BIO-7	Soil stockpiles shall not be placed in areas that have the potential for significant runoff during the rainy season. All project-related spills of hazardous materials within or adjacent to project sites shall be cleaned up immediately. Spill prevention and cleanup materials shall be on-site at all times during construction. Cleaning and refueling of equipment and vehicles shall occur only within designated staging areas. The staging areas shall conform to standard Best Management Practices applicable to attaining zero discharge of stormwater runoff. No maintenance, cleaning, or fueling of equipment shall occur within wetland or riparian areas, or within fifty feet of such areas. At a minimum, all project equipment and vehicles shall be checked and maintained on a daily basis to ensure proper operation and to avoid potential leaks or spills.	EM to observe and report	EM Field Report
72	BIO-9	Following completion of ground-disturbing activities within or immediately adjacent to riparian or wetland areas, all disturbed and barren areas shall be immediately revegetated with appropriate native vegetation to reduce the risk of erosion, per the requirements of the Habitat Revegetation and Restoration Plan and the Storm Water Pollution Prevention Plan. Areas experiencing temporary disturbance should be replanted with native species that are characteristic of habitats in the project site area.	EM to observe and report. See Ph.1 Grading Plans prepared by Civil Design Studio	EM Field Report
74	BIO-12	A qualified biological monitor shall be retained consistent with BIO/mm-2 to ensure that remaining plants and habitats are not inadvertently disturbed during construction activities. Prior to any project-related ground disturbance, all contractors associated with the construction phases of the proposed project shall be trained by the biological monitor on the identification and biology of sensitive plant species and habitats known in the vicinity of the project area. Work areas should also be clearly delineated and flagged to limit vehicular and foot access to only those areas necessary for project completion. These areas should be designated by the biological monitor to avoid/discourage unnecessary damage to sensitive species and habitats within and near the project area.	An approved biologist will provide trainings on the identification and biology of sensitive plant species and habitats for construction staff. An approved biologist will fence all areas with sensitive species habitat prior to the beginning of construction. EM to observe and report.	EM Field Report
75	BIO-15	To the extent practicable, construction activities within or adjacent to Santa Rosa Creek (within 100 feet) shall be conducted during the dry season (May 15 through October 15).	EM to observe and report	EM Field Report

78	BIO-20	During project activities adjacent to Santa Rosa Creek, all trash that may attract predators shall be properly contained, removed from the work site, and disposed of regularly. Following construction, all trash and construction debris shall be removed from work areas.	EM to observe and report	EM Field Report
79	BIO-21	All refueling, maintenance, and staging of equipment and vehicles shall occur at designated locations at least 100 feet from riparian areas. Fueling locations shall have spill containment measures and materials present at all times. The monitor shall ensure contamination of habitat does not occur during such operations. All workers shall be informed of the importance of preventing spills and of the appropriate measures to take shall a spill occur.	EM to observe and report	EM Field Report
82	CUL-23	In the event archaeological or historical resources are unearthed or discovered during any construction activities, the following shall apply: a. Construction activities shall cease, and the CCSD or its designee, the County Environmental Coordinator, and County Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist or historian (as applicable), and disposition of artifacts may be accomplished in accordance with state and federal law. b. In the event archaeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the County Coroner is to be notified in addition to the CCSD, County Environmental Coordinator, and County Planning Department so proper disposition may be accomplished. c. Implement CULT/mm-1 through CULT/mm-8 as applicable.	EM to observe and report	EM Field Report
85	N-1	During construction activities, the use of equipment shall be limited to allowed work hours as defined in the existing <i>County Noise Ordinance</i> , 7:00 A.M. to 9:00 P.M. (Monday through Friday) and 8:00 A.M. to 5:00 P.M. (Saturday and Sunday).	EM to observe and report	EM Field Report
88	CUL-4	Upon completion of all monitoring/mitigation activities, the consulting archaeologist shall submit a report to the CCSD and County Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met.	Archaeological Monitor to prepare summary report for CCSD	EM to submit report to County
111		On-going condition of approval (valid for the life of the project) , the project's various developments shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.	EM to observe and report.	EM Field Report
113		General , Annual monitoring reports shall be submitted to the County Planning Department consistent with the mitigation measures.		
114		General , CCSD will provide adequate timely notification to the County and the public before projects commence by including them on the CCSD Board of Directors agenda.	CCSD to provide notification of projects	Project notification to be provided on Board of Directors Agenda