

## MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Plan Requirements and Timing	Verification and Monitoring Requirements	Responsible Agency or Party	Compliance Verification		
				Initial	Date	Compliance
<i>Air Quality</i>						
<p><b>AQ-1.</b> During all construction activities and use of diesel vehicles, the applicant shall implement the following idling control techniques:</p> <p><b>Idling Restrictions Near Sensitive Receptors for Both On- and Off-Road Equipment.</b></p> <ol style="list-style-type: none"> <li>a. Staging and queuing areas shall be located at the greatest distance feasible from sensitive receptor locations;</li> <li>b. Diesel idling shall not be permitted when equipment is not in use;</li> <li>c. Alternative-fueled equipment shall be used whenever possible; and</li> <li>d. Signs that specify the no idling requirements shall be posted and enforced at the construction site.</li> </ol> <p><b>California Diesel Idling Regulations.</b> On-road diesel vehicles shall comply with Section 2485 of Title 13 of the California Code of Regulations. 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:</p> <ol style="list-style-type: none"> <li>a. Shall not idle the vehicle's primary diesel engine when vehicle is not in use, except as noted in Subsection (d) of the regulation; and</li> <li>b. Shall not operate a diesel-fueled auxiliary power system to power a heater, an air conditioner, or any ancillary equipment on</li> </ol>	<p>At the time of application for demolition, building, and construction plans, all measures shall be included on relevant plan sheets, to the satisfaction of the City. Signs shall be posted on the project site during all construction activities.</p>	<p>The City shall verify all measures are shown on relevant site plan sheets at the time of submittal of applications for demolition, building, and construction permits.</p>	<p>City of San Luis Obispo</p>			

Mitigation Measure	Plan Requirements and Timing	Verification and Monitoring Requirements	Responsible Agency or Party	Compliance Verification		
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<p>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> <p>c. Signs must be posted in the designated queuing areas and job sites to remind drivers of the 5-minute idling limit. The specific requirements and exceptions in the regulation can be reviewed at the following website: <a href="https://ww2.arb.ca.gov/capp-resource-center/heavy-duty-diesel-vehicle-idling-information">https://ww2.arb.ca.gov/capp-resource-center/heavy-duty-diesel-vehicle-idling-information</a>.</p>						
<p><b>AQ-2.</b> During all construction and ground-disturbing activities, the applicant shall implement the following particulate matter control measures such that they do not exceed the Air Pollution Control District 20% opacity limit and minimize nuisance impacts. Each measure shall be detailed on the project grading and building plans:</p> <p>a. Reduce the amount of the disturbed area where possible;</p> <p>b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the San Luis Obispo County Air Pollution Control District limit of 20% opacity for greater than 3 minutes in any 60-minute period. Increased watering frequency would be required whenever wind speeds exceed 15 miles per hour. Reclaimed (non-potable) water shall be used whenever possible. When drought conditions exist and water use is a concern, the contractor or builder shall consider the use of a dust suppressant that is</p>	<p>At the time of application for demolition, building, and construction plans, all measures shall be included on relevant plan sheets, to the satisfaction of the City.</p>	<p>The City shall verify all measures are shown on relevant site plan sheets at the time of submittal of applications for demolition, building, and construction permits.</p>	<p>City of San Luis Obispo</p>			

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<p>effective for the specific site conditions to reduce the amount of water used for dust control. Please refer to the following link from the San Joaquin Valley Air District for a list of potential dust suppressants: <a href="https://ww2.valleyair.org/compliance/dust-control/reducing-dust-emissions/">https://ww2.valleyair.org/compliance/dust-control/reducing-dust-emissions/</a>;</p> <p>c. All stockpiled dirt shall be sprayed daily and covered with tarps or other dust barriers, as needed;</p> <p>d. All roadways, driveways, sidewalks, etc. to be paved shall be completed as soon as possible, and building pads shall be laid as soon as possible after grading unless seeding, soil binders or other dust controls are used;</p> <p>e. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or shall maintain at least 2 feet of freeboard (minimum vertical distance between top of load and top of trailer) or otherwise comply with California Vehicle Code Section 23114;</p> <p>f. “Track-Out” is defined as sand or soil that adheres to and/or agglomerates on the exterior surfaces of motor vehicles and/or equipment (including tires) that may then fall onto any highway or street as described in CVC Section 23113 and California Water Code 13304. To prevent track-out, designate access points and require all employees, subcontractors, and others to use them. Install and operate a “track-out prevention device” where vehicles enter and exit unpaved roads onto paved streets. The track-out prevention device can be any device or combination of devices that are effective at</p>						

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<p>preventing track-out, located at the point of intersection of an unpaved area and a paved road. Rumble strips or steel plate devices need periodic cleaning to be effective. If paved roadways accumulate tracked out soils, the track-out prevention device may need to be modified;</p> <p>g. All fugitive dust mitigation measures shall be shown on grading and building plans;</p> <p>h. The contractor or builder shall designate a person or persons whose responsibility is to ensure any fugitive dust emissions do not result in a nuisance and to enhance the implementation of the mitigation measures as necessary to minimize dust complaints and reduce visible emissions below the San Luis Obispo County Air Pollution Control District’s limit of 20% opacity for greater than 3 minutes in any 60-minute period. Their duties shall include holidays and weekend periods when work may not be in progress (for example, wind-blown dust could be generated on an open dirt lot). The name and telephone number of such persons shall be provided to the San Luis Obispo County Air Pollution Control District Compliance Division prior to the start of any grading, earthwork, or demolition (Contact the Compliance Division at 805-781-5912).</p> <p>i. Permanent dust control measures identified in the approved project revegetation and landscape plans shall be implemented as soon as possible, following completion of any soil-disturbing activities;</p>						

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<p>j. 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, non-invasive grass seed and watered until vegetation is established;</p> <p>k. All disturbed soil areas not subject to revegetation shall be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the San Luis Obispo County Air Pollution Control District;</p> <p>l. Vehicle speed for all construction vehicles shall not exceed 15 miles per hour on any unpaved surface at the construction site;</p> <p>m. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers shall be used with reclaimed water where feasible. Roads shall be pre-wetted prior to sweeping when feasible; and</p> <p>n. Take additional measures as needed to ensure dust from the project site is not impacting areas outside the project boundary.</p>						
<p><b>AQ-3.</b> Prior to initiation of demolition/construction activities, the applicant shall retain a registered geologist to conduct a geologic evaluation of the property, including sampling and testing for naturally occurring asbestos in full compliance with California Air Resources Board Air Toxics Control Measure for Construction, Grading, Quarrying, and Surface Mining Operations (17 California Code of Regulations Section 93105) and San Luis Obispo County Air Pollution Control District requirements. This geologic evaluation shall be submitted to the City of San Luis Obispo Community Development</p>	<p>At the time of application for demolition, building, or construction permits, whichever occurs first, the applicant shall submit the completed geologic evaluation to the City.</p> <p>If the geologic evaluation determines that the project would</p>	<p>The City shall verify receipt of the geologic evaluation at the time of applicant application for demolition, building, or construction permits, whichever occurs first.</p>	<p>City of San Luis Obispo</p>			

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<p>Department upon completion. If the geologic evaluation determines that the project would not have the potential to disturb naturally occurring asbestos, the applicant must file an Asbestos Air Toxics Control Measure exemption request with the San Luis Obispo County Air Pollution Control District.</p>	<p>not have the potential to disturb naturally occurring asbestos the applicant shall file an Asbestos Air Toxics Control Measure exemption request with the SLOAPCD.</p> <p>Prior to issuance of demolition, building, or construction permits, the applicant shall submit SLOAPCD's concurrence with the exception request and any associated subsequent SLOAPCD requirements, if applicable.</p>					
<p><b>AQ-4.</b> If naturally occurring asbestos is determined to be present on-site, proposed earthwork and construction activities shall be conducted in full compliance with the various regulatory jurisdictions regarding naturally occurring asbestos, including the California Air Resources Board Air Toxics Control Measure for Construction, Grading, Quarrying, and Surface Mining Operations (17 California Code of Regulations Section 93105) and requirements stipulated in the National Emission Standards for Hazardous Air Pollutants (40 Code of Federal Regulations Part 61, Subpart M - National Emission Standard for Asbestos). These requirements include, but are not limited to, the following:</p> <p>a. Written notification, within at least 10 business days of activities commencing, to</p>	<p>If applicable, at the time of application for demolition, building, or construction permits, whichever occurs first, the applicant shall submit an asbestos survey and include all naturally occurring asbestos removal, handling, and disposal procedures on relevant plan sheets to the satisfaction of the City.</p> <p>Within at least 10 days of project activities</p>	<p>The City shall verify receipt of the asbestos survey and verify all measures are shown on relevant site plan sheets at the time of submittal of applications for demolition, building, and construction permits, if applicable.</p>	<p>City of San Luis Obispo, Project Applicant</p>			

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the San Luis Obispo County Air Pollution Control District; b. Preparation of an asbestos survey conducted by a Certified Asbestos Consultant; and c. Implementation of applicable removal and disposal protocol and requirements for identified naturally occurring asbestos.	commencing, the applicant shall provide written notification to the SLOAPCD.					
<p><b>AQ-5.</b> Regulated asbestos-containing material could be encountered during the proposed demolition activities and rehabilitation of the Rosa Butrón Adobe. At the time of application for demolition permits, the project developer shall demonstrate compliance with the National Emission Standards for Hazardous Air Pollutants (40 Code of Federal Regulations Part 61, Subpart M - National Emission Standard for Asbestos) regarding the proper handling, abatement, and disposal of regulated asbestos-containing material.</p> <p>National Emission Standards for Hazardous Air Pollutants requirements for regulated structures include, but are not limited to:</p> <ul style="list-style-type: none"> <li>a. Hire a Certified Asbestos Consultant to conduct an asbestos survey report.</li> <li>b. Prepare a written work plan addressing asbestos handling procedures in order to prevent visible emissions.</li> <li>c. Submit the asbestos survey report and work plan to the City at the time of application for demolition and building permits.</li> <li>d. Submit a notification form, survey, and work plan to the San Luis Obispo County Air Pollution Control District, at least 10 business days prior to demolition, regardless of regulated asbestos-containing material.</li> </ul>	<p>At the time of application for demolition permits, the applicant shall submit a completed asbestos survey report and work plan to the City and include all asbestos containing material removal, handling, and disposal procedures on relevant plan sheets to the satisfaction of the City, if applicable.</p> <p>At least 10 days prior to demolition activities, the applicant shall submit a notification form, survey report, and work plan to the SLOAPCD, if applicable.</p>	The City shall verify receipt of the asbestos survey and work plan and verify all measures are shown on relevant site plan sheets at the time of submittal of applications for demolition, building, and construction permits, if applicable.	City of San Luis Obispo, Project Applicant			

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Go to <a href="https://www.slocleanair.org/rules-regulations/asbestos.php">https://www.slocleanair.org/rules-regulations/asbestos.php</a> for more information.						
<b>AQ-6.</b> If during the demolition or rehabilitation of existing structures paint is separated from the construction materials (e.g., chemically or physically), the paint waste will be evaluated independently from the building material by a qualified hazardous materials inspector to determine its proper management. All hazardous materials shall be handled and disposed of in accordance with federal, state, and local regulations. According to the California Department of Toxic Substances Control, if the paint is not removed from the building material during demolition (and is not chipping or peeling), the material can be disposed of as construction debris (a non-hazardous waste). The landfill operator will be contacted prior to disposal of building material debris to determine any specific requirements the landfill may have regarding the disposal of lead-based paint materials. The disposal of demolition debris shall comply with any such requirements. The project applicant shall document proof that paint waste has been evaluated by a qualified hazardous waste materials inspector and handled according to their recommendation to the City Community Development Department.	During project demolition or rehabilitation activities, the applicant shall submit evidence that separated paint waste has been evaluated by a qualified hazardous waste materials inspector and handled according to their recommendation, if applicable.	The City shall verify receipt of evidence that separated paint waste was evaluated by a qualified hazardous waste materials inspector and handled according to their recommendation, if applicable.	City of San Luis Obispo, Project Applicant			
<b>Biological Resources</b>						
<b>BIO-1.</b> The developer shall retain a qualified biologist to conduct roosting bat surveys prior to proposed demolition/rehabilitation activities. Pre-disturbance surveys for bats shall include one daytime survey and one dusk survey no more than 14 days prior to the start of construction to determine if bats are roosting in the abandoned structure or in any of the trees on the	No more than 14 days prior to commencement of demolition or construction activities, the applicant shall submit the survey report to the City. If	The City shall verify receipt of the survey plan and review and approve the exclusion plan, if applicable.	City of San Luis Obispo			



Mitigation Measure	Plan Requirements and Timing	Verification and Monitoring Requirements	Responsible Agency or Party	Compliance Verification		
				Initial	Date	Compliance
property. If bats are found to be roosting on the project site, a bat exclusion plan shall be developed by the qualified biologist to ensure impacts to bats are avoided and submitted to the City for review and approval.	applicable, the applicant shall submit the exclusion plan to the City prior to commencement of demolition and construction activities.					
<p><b>BIO-2.</b> If construction activities involving ground disturbance or vegetation removal are proposed at any point during the typical nesting bird season (February 1–September 15), a nesting bird survey shall be conducted by a qualified biologist no more than 10 days prior to the start of ground disturbance to determine presence/absence of nesting birds. Surveys shall cover all areas potentially affected by the project via direct impacts (e.g., nest destruction) or indirect impacts (e.g., noise, vibration, odors, movement of workers or equipment, etc.). If nesting activity is detected, the following measures shall be implemented:</p> <ul style="list-style-type: none"> <li>a. Buffer Establishment. If an active bird nest is observed during preconstruction surveys or during construction, the qualified biologist shall determine an appropriate no-disturbance setback based on existing conditions and bird behavior. These buffers shall remain in place until the breeding season has ended or until a qualified biologist has determined that the birds have fledged and are no longer reliant on the nest or parental care for survival.</li> <li>b. Variance of Buffer Distances. Variance from the no-disturbance buffers described above may be allowable when there is a compelling biological or ecological reason to do so, such</li> </ul>	<p>No more than 10 days prior to the start of ground disturbance, the applicant shall submit the survey report and active nest letter report to the City, if applicable.</p> <p>During project construction activities, the applicant shall submit all monitoring reports to the City, if applicable.</p>	The City shall verify receipt of the survey report, active nest letter report, and monitoring reports, if applicable.	City of San Luis Obispo			

Mitigation Measure	Plan Requirements and Timing	Verification and Monitoring Requirements	Responsible Agency or Party	Compliance Verification		
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<p>as when the construction area would be concealed from a nest site by topography. Any variance from the no-disturbance buffers shall be advised and supported by a qualified biologist. The California Department of Fish and Wildlife may be contacted for technical assistance if recommended by the qualified biologist.</p> <p>c. Nesting Monitoring. If nest buffers are reduced, the biologist shall monitor any construction activities within the pre-determined setback distance. If nesting birds show any signs of disturbance, including changes in behavior, significantly reducing frequency of nests visits, or refusal to visit the nest, the biologist will stop work and increase the nest buffer. If appropriate on a case-by-case basis, as determined by the qualified biologist, nest monitoring may be reduced to weekly spot-check monitoring, at a minimum, if the biologist determines that the nesting birds have shown no signs of disturbance from construction activities and a continuation of the same types of construction activities are unlikely to disturb the nesting birds. All monitoring reports shall be submitted to the City.</p> <p>d. Nest Removal. Nests, eggs, or young of birds covered by the Migratory Bird Treaty Act and California Fish and Game Code shall not be moved or disturbed until a qualified biologist has determined that the nest has become inactive or young have fledged and become independent of the nest.</p> <p>e. Reporting. A qualified biologist shall document all active nests and submit a letter</p>						

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				Initial	Date	Compliance
report to the City of San Luis Obispo documenting project compliance with the Migratory Bird Treaty Act, California Fish and Game Code, and applicable project mitigation measures.						
<p><b>BIO-3.</b> Water Pollution Control Plan. At the time of application for demolition, grading, or building permits, whichever occurs first, the project applicant shall prepare and submit a Water Pollution Control Plan (WPCP) to be reviewed and approved by the City. The WPCP shall include, but not be limited to, the following erosion and sedimentation control methods and shall be implemented during the construction phases of the project:</p> <ul style="list-style-type: none"> <li>a. If possible, the potential for erosion and sedimentation shall be minimized by scheduling construction activities during the dry season (June 15–October 31).</li> <li>b. Sediment and erosion control measures shall be developed by a qualified engineer to protect water quality and comply with appropriate local and state regulations. Measures may include the use of silt fence, straw wattles, erosion control blankets, straw bales, sandbags, fiber rolls, and other appropriate techniques employed to protect the drainage feature on and farther downstream of the property. All areas with soil disturbance shall have appropriate erosion controls and other stormwater protection best management practices installed to prevent erosion potential. All sediment and erosion control measures shall be installed per the engineer’s requirements.</li> </ul>	At the time of application for demolition, building, or construction plans, whichever occurs first, the applicant shall submit the Water Pollution Control Plan for City review and approval and all measures shall be included on relevant plan sheets, to the satisfaction of the City.	The City shall review and approve the WPCP and verify all measures are shown on relevant site plan sheets.	City of San Luis Obispo			

Mitigation Measure	Plan Requirements and Timing	Verification and Monitoring Requirements	Responsible Agency or Party	Compliance Verification		
				Initial	Date	Compliance
<p>c. Spill kits shall be maintained on the project site and a Spill Response Plan shall be in place.</p> <p>d. Equipment shall be refueled in designated areas with appropriate spill containment. Equipment storage shall use drip pans or ground covers as appropriate to ensure leaks are contained. All equipment and vehicles shall be checked and maintained on a daily basis to ensure proper operation and to avoid potential leaks or spills.</p> <p>e. Concrete washout shall be conducted in specified areas and with appropriate containment measures to ensure washout does not leave the site and enter the City of San Luis Obispo's storm drain system. Washing of equipment, tools, etc., shall occur in specified locations where the tainted water will not affect the drainage or City of San Luis Obispo's storm drain system.</p> <p>f. The use of chemicals, fuels, lubricants, or biocides shall be in compliance with all federal, state, and local regulations. All uses of such compounds shall observe label and other restrictions mandated by the U.S. Environmental Protection Agency, California Department of Food and Agriculture, and other federal and state legislation.</p> <p>g. All project-related spills of hazardous materials within or adjacent to the project site should be cleaned up immediately.</p>						
<b>Cultural Resources</b>						
<b>CR-1. Alternative Building Materials.</b> At the time of application for building permits, building plans for	At the time of application for building	The City shall verify all relevant plan sheets	City of San Luis Obispo			

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the residential units shall be reviewed to verify use of alternate window materials (i.e., other than vinyl) such as wood or another synthetic material with colors and finishes that better reflect the character of the adobe and nearby historical resources.	permits, the applicant shall identify updated window materials consistent with this measure on all relevant plan sheets, to the satisfaction of the City.	have been updated to identify alternative window materials consistent with this measure.				
<p><b>CR-2. Rehabilitation Plan Implementation.</b> At the time of application for demolition and construction permits for alterations to the Rosa Butrón Adobe, plans shall include all proposed treatments detailed in the approved Rehabilitation Plan shown on relevant demolition and/or building permit sheets as callouts and notes to guide the rehabilitation process and be reviewed and approved by a qualified consultant for consistency with the approved Rehabilitation Plan and SOI Standards. Final construction plans shall be reviewed and approved by the Community Development Director. The qualified consultant shall include either a historic architect that meets the SOI Qualifications in historic architecture and has demonstrable experience with the rehabilitation of historic adobe buildings, or an SOI Qualified architectural historian and a materials conservation specialist with expertise in the preservation and rehabilitation of adobe buildings. The selected consultant shall be available to assist the design and construction team throughout the execution of the project to ensure that treatment approaches compliant with the SOI Standards for Rehabilitation are being implemented.</p> <p>The final construction plans shall include:</p> <ul style="list-style-type: none"> <li>Assessment of the building that focuses on the existing conditions of specific architectural systems (i.e. windows, doors,</li> </ul>	At the time of application for demolition and construction permits for alterations to the Rosa Butrón Adobe, the applicant shall include all proposed treatments detailed in the approved Rehabilitation Plan shown on relevant demolition and/or building plan sheets as callouts and notes to the satisfaction of City.	The City shall verify all proposed treatments detailed in the approved Rehabilitation Plan are shown on relevant demolition and building plan sheets. The implementation requirements shall be administered by the appropriate City planning staff responsible for the administration of the Historic Preservation Program to the satisfaction of the Community Development Director and will be required prior to the issuance of any building or demolition permits.	City of San Luis Obispo			

Mitigation Measure	Plan Requirements and Timing	Verification and Monitoring Requirements	Responsible Agency or Party	Compliance Verification		
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<p>roof) and materials (i.e. adobe and wood siding). A condition assessment of the building’s structural systems and inclusion of mechanical and electrical systems shall also be included.</p> <ul style="list-style-type: none"> <li>• Preparation of detailed Standards compliant treatment recommendations related to the existing character-defining features of the Rosa Butrón Adobe and their preservation. In addition to the Standards, treatment recommendations should also take into consideration other appropriate guidelines and guidance documents, including publications by the National Park Service’ Technical Preservation Services.</li> <li>• Description of recommendations related to the new construction at the Rosa Butrón Adobe. This should address fundamental issues including, but not limited to:                         <ul style="list-style-type: none"> <li>a. The appearance of the new rear elevation, including the forms, fenestration patterns, materials, and finishes;</li> <li>b. How the new rear elevation will be integrated into the historic fabric of the side elevations, as well as the architectural and structural systems of the building, in a way that complies with the Standards; and</li> <li>c. Recommendations related to landscape and site improvements around the Rosa Butrón Adobe, such as drainage, to continue preserving the building in its rehabilitated configuration.</li> </ul> </li> </ul>						

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<ul style="list-style-type: none"> <li>Treatment recommendations for the continued short- and long-term maintenance of the Rosa Butrón Adobe.</li> </ul> <p>The above implementation requirements shall be incorporated into construction plan submittals and shall be administered by the appropriate City Planning staff responsible for the administration of the Historic Preservation Program to the satisfaction of the Community Development Director and will be required prior to the issuance of any building or demolition permits.</p>						
<p><b>CR-3.</b> Preconstruction Historic Resources Training. Prior to issuance of demolition and construction permits, whichever occurs first, all construction staff shall attend a preconstruction training session that outlines relevant information related to the treatment of historic resources. This training may be held by City staff affiliated with the City’s Historic Preservation Program, along with relevant consultants, including SOI-Qualified architectural historians, and/or contractors/craftsman with expertise related to the rehabilitation and preservation of adobe buildings. The training shall cover key concepts related to historic preservation practices and the City’s Historic Preservation Program, sensitive scope items related to the demolition and rehabilitation of the building’s historic core, and general site protocols and procedures during construction activities that are intended to protect and preserve the Rosa Butrón Adobe.</p>	<p>Prior to issuance of demolition, building, and construction permits, the applicant shall submit a copy of the preconstruction historic resources training materials and names of trainers and attendees to the City.</p>	<p>The City shall review the submitted training materials and trainers’ qualifications to ensure compliance with this measure.</p>	<p>City of San Luis Obispo</p>			
<p><b>CR-4.</b> Construction Protection Protocols. At the time of application for demolition and construction permits, whichever occurs first, construction plans shall include protection protocols that will protect the</p>	<p>At the time of application for demolition, building, or construction permits,</p>	<p>The City shall review submitted project plans and verify all protection measures</p>	<p>City of San Luis Obispo</p>			

Mitigation Measure	Plan Requirements and Timing	Verification and Monitoring Requirements	Responsible Agency or Party	Compliance Verification		
				Initial	Date	Compliance
Rosa Butrón Adobe during construction activities. These measures shall address issues related to the stabilization of any deteriorated materials at the historic buildings as identified in the Rehabilitation Plan, identification of appropriate construction equipment to be used on and in proximity to the historic adobe, and on-site security measures specific to preserving the adobe from vandalism or other human-related damage. Protocols shall also identify emergency procedures in the event of inadvertent damage during construction, or damage sustained in the event of a natural disaster. Final construction plans shall be subject to the review and approval of the Community Development Director.	whichever occurs first, the applicant shall identify all protection measures on relevant plan sheets to the satisfaction of the City.	have been identified on relevant plan sheets.				
<b>CR-5.</b> Selection of Contractors with Rehabilitation Experience. Prior to issuance of demolition and construction permits, whichever occurs first, the City shall review and approve the applicant-chosen contractor team for the relevant demolition, rehabilitation, and construction phases of the project that has demonstrated experience with preserving and rehabilitating historic resources. Special consideration shall be given to bid teams that have staff or subcontractors with experience in the treatment of adobe buildings.	Prior to issuance of demolition, building, or construction permits, the applicant shall submit the selected contractor team credentials to the City.	The City shall review the selected contractor’s credentials and verify they meet the intent of this measure.	City of San Luis Obispo			
<b>CR-6.</b> At the time of building and/or grading permit application submittal, the project applicant shall retain a City of San Luis Obispo-qualified archaeologist to develop an Archaeological Monitoring Plan for the project. The plan shall include, but not be limited to: <ul style="list-style-type: none"> <li>a. List of personnel involved in the monitoring activities</li> <li>b. Description of how the monitoring shall occur;</li> </ul>	At the time of application for grading demolition, or building permits, whichever occurs first, the applicant shall submit an Archaeological Monitoring Plan to be reviewed and approved	The City shall review and approve the Archaeological Monitoring Plan prior to issuance of grading, demolition, or building permits.	City of San Luis Obispo			



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<p>c. Description of frequency of monitoring (e.g., full time, part time, spot checking);</p> <p>d. Description of what resources are expected to be encountered;</p> <p>e. Description of circumstances that would result in the halting of work at the project site;</p> <p>f. Description of procedures for halting work on the project site and notification procedures;</p> <p>g. Description of monitoring reporting procedures;</p> <p>h. Specific, detailed protocols for what to do in the event of the discovery of human remains; and</p> <p>i. Thresholds for reducing and/or discontinuing monitoring in the event resources are not present and/or the potential to encounter resources is negligible.</p> <p>The Archaeological Monitoring Plan shall be reviewed and approved by City staff prior to the issuance of project building and/or grading permits.</p>	<p>by the City prior to permit issuance.</p>					
<p><b>CR-7.</b> If cultural resources are encountered during subsurface earthwork activities, all ground-disturbing activities within a 25-foot radius of the find shall cease and the City shall be notified immediately. Work shall not continue until a City of San Luis Obispo-qualified archaeologist assesses the find and determines the need for further study. If the find includes Native American-affiliated materials, a local Native American tribal representative will be contacted to work in conjunction with the City of San Luis Obispo-approved archaeologist to determine the need for further study. A standard inadvertent</p>	<p>At the time of application for demolition, building, or construction permits, whichever occurs first, the applicant shall identify halt work measures on relevant plan sheets to the satisfaction of the City. During project subsurface earthwork</p>	<p>The City shall verify halt work measures have been identified on relevant plan sheets.</p> <p>The City shall notify a local Native American tribal representative, if applicable.</p> <p>The City shall review and approve the resource evaluation</p>	<p>City of San Luis Obispo, Project Applicant</p>			

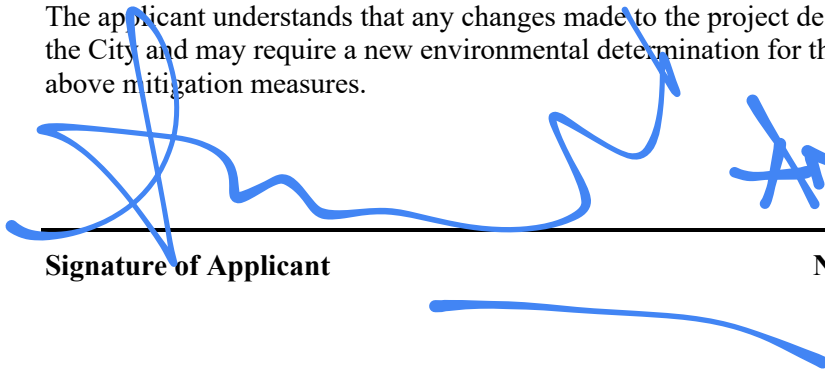
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<p>discovery clause shall be included in every grading and construction contract to inform contractors of this requirement. Any previously unidentified resources found during construction shall be recorded on appropriate California Department of Parks and Recreation forms and evaluated for significance in terms of the California Environmental Quality Act criteria by a qualified archaeologist.</p> <p>If the resource is determined significant under the California Environmental Quality Act, the qualified archaeologist shall prepare and implement a research design and archaeological data recovery plan, in conjunction with locally affiliated Native American representative(s) as necessary, that will capture those categories of data for which the site is significant. The archaeologist shall also perform appropriate technical analysis, prepare a comprehensive report, and file it with the Central Coast Information Center, located at the University of California, Santa Barbara, and provide for the permanent curation of the recovered materials.</p>	<p>activities, the applicant shall notify the City if cultural resources are encountered. The applicant shall record any previously unidentified resources found during construction on appropriate California Department of Parks and Recreation forms and evaluate them for significance in terms of the California Environmental Quality Act, if applicable.</p> <p>If the resource is determined significant under the California Environmental Quality Act, the applicant shall prepare and implement a research design and archaeological data recovery plan.</p>	<p>and research design and archaeological data recovery plan, if applicable.</p>				
<p><b>CR-8.</b> In the event that human remains are exposed during earth-disturbing activities associated with the project, an immediate halt work order shall be issued, and the City of San Luis Obispo Community Development Director and locally affiliated Native American representative(s) (as necessary) shall be notified. California Health and Safety Code Section 7050.5 requires that no further disturbance of the site or any nearby area reasonably suspected to overlie</p>	<p>At the time of application for demolition, building, or construction permits, whichever occurs first, the applicant shall identify halt work measures on relevant plan sheets to the</p>	<p>The City shall verify halt work measures have been identified on relevant plan sheets.</p> <p>The City shall notify a local Native American tribal representative</p>	<p>City of San Luis Obispo, Project Applicant</p>			

Mitigation Measure	Plan Requirements and Timing	Verification and Monitoring Requirements	Responsible Agency or Party	Compliance Verification		
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adjacent human remains shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to California Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner shall notify the Native American Heritage Commission within 24 hours. These requirements shall be printed on all building and grading plans.	satisfaction of the City. During earth-disturbing activities associated with the project, the applicant shall notify the City if human remains are exposed. If the remains are determined to be of Native American descent, the coroner shall notify the Native American Heritage Commission within 24 hours.	and the County Coroner, if applicable.				
<b>Noise</b>						
<b>N-1.</b> For the entire duration of the construction phase of the project, the following noise reduction measures shall be adhered to: <ul style="list-style-type: none"> <li>a. Stationary construction equipment that generates noise that exceeds 60 A weighted decibels at the project boundaries shall be shielded with the most modern noise control devices (i.e., mufflers, lagging, and/or motor enclosures).</li> <li>b. Impact tools (e.g., jackhammers, pavement breakers, rock drills, etc.) used for project construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools.</li> <li>c. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used.</li> </ul>	At the time of application for demolition, building, or construction permits, whichever occurs first, the applicant shall identify noise reduction measures on relevant plan sheets to the satisfaction of the City.	The City shall verify noise reduction measures have been identified on relevant plan sheets.	City of San Luis Obispo			

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<p>d. All construction equipment shall have the manufacturers' recommended noise abatement methods installed, such as mufflers, engine enclosures, and engine vibration insulators, intact and operational.</p> <p>e. All construction equipment shall undergo inspection at periodic intervals to ensure proper maintenance and presence of noise control devices (e.g., mufflers, shrouding, etc.).</p>						
<p><b>N-2.</b> Construction plans shall note construction hours, truck routes, and all construction noise reduction measures and shall be reviewed and approved by the City of San Luis Obispo Community Development Department prior to issuance of grading/building permits. The City of San Luis Obispo shall provide and post signs stating these restrictions at construction entry sites prior to commencement of construction and shall maintain these signs throughout the construction phase of the project. All construction workers shall be briefed at a preconstruction meeting on construction hour limitations and how, why, and where noise reduction measures are to be implemented.</p>	<p>At the time of application for demolition, building, or construction permits, whichever occurs first, the applicant shall identify construction hours, truck routes, and noise reduction measures on relevant plan sheets to the satisfaction of the City.</p>	<p>The City shall verify construction hours, truck routes, and noise reduction measures have been identified on relevant plan sheets.</p>	<p>City of San Luis Obispo</p>			
<p><b>N-3.</b> For all construction activity at the project site, additional noise attenuation techniques shall be employed as needed to ensure that noise levels are maintained within levels allowed by the City of San Luis Obispo Municipal Code, Title 9, Chapter 9.12 (Noise Control). Such techniques shall include, but are not limited to, the following:</p> <p>a. Sound blankets shall be used on noise-generating equipment;</p>	<p>At the time of application for demolition, building, or construction permits, whichever occurs first, the applicant shall identify noise reduction measures, as applicable, on relevant plan sheets</p>	<p>The City shall verify noise reduction measures have been identified on relevant plan sheets.</p>	<p>City of San Luis Obispo</p>			

Mitigation Measure	Plan Requirements and Timing	Verification and Monitoring Requirements	Responsible Agency or Party	Compliance Verification		
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<p>b. Stationary construction equipment that generates noise levels above 65 A weighted decibels at the project boundaries shall be shielded with a barrier that meets a sound transmission class (a rating of how well noise barriers attenuate sound) of 25;</p> <p>c. All diesel equipment shall be operated with closed engine doors and shall be equipped with factory-recommended mufflers;</p> <p>d. The movement of construction-related vehicles, except for passenger vehicles, along roadways adjacent to sensitive receptors shall be limited to the hours between 7:00 a.m. and 7:00 p.m., Monday through Saturday. No movement of heavy equipment shall occur on Sundays or official holidays (e.g., Thanksgiving, Labor Day); and</p> <p>e. Temporary sound barriers shall be constructed between construction sites and affected uses.</p>	to the satisfaction of the City.					
<p><b>N-4.</b> The project contractor shall notify residents and business operators at properties within 300 feet of the project of proposed construction timelines and noise compliant procedures to minimize potential annoyance related to construction noise. Signs shall be in place prior to and throughout grading and construction activities informing the public that noise-related complaints shall be directed to the construction manager prior to the City of San Luis Obispo Community Development Department.</p>	Prior to commencement of project demolition and construction activities, the applicant shall send notices to surrounding residents and business operators and provide a copy of the notice to the City with a list of addresses the notice was sent to.	The City shall verify receipt of the notice and list of recipients.	Project Applicant, City of San Luis Obispo			

The applicant understands that any changes made to the project description subsequent to this environmental determination must be reviewed by the City and may require a new environmental determination for the project. By signing this agreement, the applicant agrees to implement the above mitigation measures.



ANNE WYATT

8/20/24

**Signature of Applicant**

**Name (Print)**

**Date**