

Exhibit B. Mitigation Monitoring Plan for the Airport Area and Margarita Area Specific Plans and Related Facilities Master Plans

Mitigation Measure	Funding Source	Implementing Party	Monitoring Agency	Timing
<p>LU-5.1: Dedicate Open Space Land or Pay In-Lieu Fees to Secure Open Space Easements on Agricultural Land outside the URL at Ratio of No Less than 1:1. As a condition of annexation and development within the Airport area, developers shall be required to dedicate open space land or pay in-lieu fees to secure open space easements on agricultural land outside the URL at a ratio of no less than 1:1.</p>	City of San Luis Obispo	City of San Luis Obispo	City of San Luis Obispo	Prior to or with annexation of the Airport Area
<p>LU-7.1: Incorporate Lighting Design Standards into Margarita and Airport Area Specific Plans. The City shall incorporate lighting design standards into the Margarita and Airport Area Specific Plans. The standards shall contain specific measures to limit the amount of light trespass associated with development within the project area. Specific measures shall include the use of shielding and/or directional lighting methods to ensure that spillover light does not exceed 0.5 foot candles at adjacent property lines.</p>	City of San Luis Obispo	City of San Luis Obispo	City of San Luis Obispo	Prior to adoption of the Margarita and Airport Area Specific Plans
<p>BIO-1.1: Conduct Surveys for Wetland Resources, Sensitive Natural Communities, and Special-Status Species. Applications for subdivisions and development in grassland areas must include the result of the following surveys and studies:</p> <ul style="list-style-type: none"> ■ surveys and mapping of special-status plants identified in Table 3C-4 during the appropriate identification periods; ■ surveys and mapping of special-status wildlife identified in Table 3C-5 during the appropriate seasons; ■ mapping and quantification of valley needlegrass grassland inclusions; ■ delineation and quantification of waters of the United States, including wetlands, using the Corps' 1987 wetland delineation manual (Environmental Laboratory 1987); ■ identification of special-status species and species of local concern as identified in the (forthcoming) Conservation Element; and ■ mapping and quantification of habitat loss. <p>For areas of annual grassland that are determined to contain no special-status species, inclusions of valley needlegrass grassland, or seasonal wetland, no further mitigation is required. If sensitive resources are identified, please refer to the mitigation measures below to avoid, minimize, or compensate for significant impacts on these resources.</p>	Project proponent	Project proponent	Corps, USFWS, DFG, City of San Luis Obispo	Before any ground-disturbing activities

Exhibit B - Table 1. Continued

Mitigation Measure	Funding Source	Implementing Party	Monitoring Agency	Timing
This is not intended to limit other measures that the City may take regarding nonlisted species.				
<p>BIO-2.1: Avoid and Minimize Impacts on Valley Needlegrass Grassland. After areas of valley needlegrass grassland are mapped and quantified (Mitigation Measure BIO-1.1), the following steps should be implemented in order of preference:</p> <ul style="list-style-type: none"> ■ Avoid stands of valley needlegrass grassland whenever possible; this may be achieved by setting aside areas that contain significant stands of valley needlegrass grassland as ecological buffers or nature preserves. ■ Minimize impacts on valley needlegrass grassland in areas that cannot be avoided completely; this may be achieved by placing orange construction barrier fencing or stakes and flags around the perimeter of needlegrass grassland stands and by restricting the operation of heavy equipment and other construction-related activities to the outside of these exclusion zones. ■ Compensate for unavoidable losses of valley needlegrass grassland with replacement plantings at an alternative mitigation site. The project proponent should develop a mitigation and monitoring plan in coordination with DFG that specifies replacement ratios, success criteria, monitoring and reporting needs, and remediation measures. Replacement plantings should be placed adjacent to existing preserved stands to encourage natural regeneration, ensure future preservation, and create enhanced habitat values. 	Project proponent	Project proponent	DFG, City of San Luis Obispo	Complete surveys, mapping, and mitigation plan before construction; implement replacement planting concurrent with construction; monitor, report, and implement remediation plantings as specified in mitigation and monitoring plan
<p>BIO-6.1: Avoid and Minimize Impacts on Wetland Habitat. To avoid and minimize impacts to freshwater marsh and other wetland habitats, the project proponent will do all of the following:</p> <ul style="list-style-type: none"> ■ obtain a qualified wetland ecologist to conduct a delineation of waters of the United States, including wetlands, at the project site; ■ obtain verification of the delineation from the Corps; ■ avoid identified waters of the United States and wetlands during project design to the extent possible and establish a buffer zone around jurisdictional features to be preserved; ■ obtain a permit from the Corps for any unavoidable "fill" of wetlands or other waters of the United States; and 	Project proponent	Project proponent	Corps, City of San Luis Obispo	Before any ground-disturbing activities

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Mitigation Measure	Funding Source	Implementing Party	Monitoring Agency	Timing
<ul style="list-style-type: none"> ■ develop and implement a mitigation and monitoring plan in coordination with the agencies to compensate for losses and to ensure no net loss of wetland habitat functions and values. 				
<p>BIO-8.1: Avoid Temporary Disturbance to Riparian Woodland and Scrub by Complying with DFG and City General Plan Guidelines and Specific Plan requirements for Setbacks Regarding Riparian Corridors. The project proponent will do all of the following:</p> <ul style="list-style-type: none"> ■ retain a qualified biologist to identify and map riparian woodland and scrub in the project area; ■ establish a buffer zone around the edge of the riparian habitat at a distance to be determined in cooperation with DFG and the City by installing orange construction fencing or poles and flags; and ■ restrict construction activities to the outside of the fenced buffer zone. 	Project proponent	Project proponent	DFG, City of San Luis Obispo	Before any ground-disturbing activities
<p>BIO-9.1: Avoid or Minimize Impacts on Special-Status Plant Species. To avoid or minimize impacts on special-status plant species, the project proponent will do all of the following:</p> <ul style="list-style-type: none"> ■ Whenever possible, set aside as nature preserve areas known to support large populations of special-status plants. ■ Ensure that a qualified botanist conducts surveys for special-status plant species in all portions of the planning area at the appropriate time when the plants are clearly identifiable. The botanist should document and map encountered populations. ■ Avoid or minimize impacts on special-status plant populations to the extent possible. <p>Compensate for the unavoidable loss or disturbance of special-status plant species. Compensation shall be implemented under a mitigation plan developed in conjunction with DFG and USFWS. The requirements for a mitigation plan will depend on the species affected by the project and the extent of impacts on the populations. Mitigation shall be implemented onsite whenever possible. Possible mitigation locations (but not required locations) for Congdon's tarplant include those areas of the Unocal site set</p>	Project proponent	Project proponent	DFG, USFWS, City of San Luis Obispo	Before any ground-disturbing activities

Exhibit B - Table 1. Continued

Mitigation Measure	Funding Source	Implementing Party	Monitoring Agency	Timing
aside as Open Space.				
<p>BIO-12.1: Avoid or Minimize Impacts on Non-Listed, Special-Status Wildlife Species. To avoid or minimize impacts on non-listed, special-status wildlife species (Table 3C-5), the project proponent will do all of the following:</p> <ul style="list-style-type: none"> ■ Ensure that a qualified biologist conducts surveys for non-listed special-status wildlife species in all portions of the planning area at the appropriate time for each species. The biologist should document and map encountered individuals. ■ Avoid or minimize impacts on non-listed special-status wildlife populations and individuals to the extent possible. ■ Ensure that a qualified biologist conducts protocol-level surveys for burrowing owls and, if presence is confirmed, develops a mitigation plan following DFG guidelines. ■ Surveys would be conducted at suitable breeding habitat for nesting tricolored blackbirds before construction begins. Surveys would be conducted 2–3 times during the nesting season (April 1–July 15). If nesting tricolored blackbirds are found, the project proponent shall avoid impacts on the species by one of two methods: avoiding construction within 500 feet of an active nesting colony during the nesting season or constructing the interceptor during the nonbreeding season (July 15–March 31). Barrier fencing would be used to establish buffer zones around the active colonies. Removal of suitable breeding habitat should also be minimized through the project design. If nesting habitat is unoccupied, construction in the area could occur at any time; however, removal of suitable breeding habitat should be minimized. ■ Compensate for the unavoidable loss or disturbance of non-listed special-status wildlife species. Compensation shall be implemented under a mitigation plan developed in conjunction with DFG and USFWS. The requirements for a mitigation plan will depend on the species affected by the project and the extent of impacts on the populations. Mitigation shall be implemented onsite whenever possible. 	Project proponent	Project proponent	DFG, USFWS, City of San Luis Obispo	Before any ground-disturbing activities

Exhibit B - Table 1. Continued

Mitigation Measure	Funding Source	Implementing Party	Monitoring Agency	Timing
<p>BIO-13.1: Avoid Potential Direct Mortality and Loss of California Red-Legged Frogs.</p> <ul style="list-style-type: none"> ■ Prior to the initial site investigation and subsequent ground disturbing activities, a qualified biologist will instruct all project personnel in worker awareness training, including recognition of California red-legged frogs and their habitat. ■ A qualified biologist will conduct pre-construction surveys within the project area no earlier than 2 days before ground-disturbing activities. ■ No activities shall occur after October 15 or the onset of the rainy season, whichever occurs first, until May 1 except for during periods greater than 72 hours without precipitation. Activities can only resume after site inspection by a qualified biologist. The rainy season is defined as: a frontal system that results in depositing 0.25 inches or more of precipitation in one event. ■ Vehicles to and from the project site will be confined to existing roadways to minimize disturbance of habitat. ■ Prior to movement of a backhoe in the project area, a qualified biologist will make sure the route is clear of California red-legged frogs. ■ If a California red-legged frog is encountered during excavations, or any project activities, activities will cease until the frog is removed and relocated by a USFWS-approved biologist. Any incidental take will be reported to the USFWS immediately by telephone at (916) 414-6600. ■ If suitable wetland habitat is disturbed or removed, the project proponent will restore the suitable habitat back to its original value by covering bare areas with mulch and revegetating all cleared areas with wetland species that are currently found in the project area. 	Project proponent	Project proponent	DFG, USFWS, City of San Luis Obispo	Before any ground-disturbing activities
<p>BIO-14.1: Compensate for Direct and Indirect Impacts on Vernal Pool and Seasonal Wetland Vernal Pool Fairy Shrimp and California Tiger Salamander Habitat. If vernal pool fairy shrimp or tiger salamander habitat is present and cannot be avoided, the project proponent will compensate for direct and indirect effects on the habitat. The project proponent will conduct an onsite visit with USFWS and DFG to determine whether potential vernal pools or seasonal wetlands in the Airport and</p>	Project proponent	Project proponent	DFG, USFWS, City of San Luis Obispo	Before any ground-disturbing activities

Exhibit B - Table 1. Continued

Mitigation Measure	Funding Source	Implementing Party	Monitoring Agency	Timing
<p>Margarita areas are suitable fairy shrimp and tiger salamander habitat. If there is no suitable fairy shrimp and tiger salamander habitat, no additional mitigation is needed. If there is suitable habitat, the project proponent can assume that it is occupied and mitigate the loss of habitat, or can retain a qualified biologist to conduct USFWS protocol-level surveys and determine presence or absence. These surveys typically require two seasons of surveys during the winter wet season; therefore, most project proponents assume presence and mitigate the loss of fairy shrimp and tiger salamander habitat. This compensation will be achieved by implementing the following measures, as described in the programmatic agreement between USFWS and the Corps:</p> <ul style="list-style-type: none"> ■ Create suitable fairy shrimp habitat (i.e., vernal pools or other suitable seasonal wetlands) at a 1:1 ratio or other ratio approved by the USFWS. The habitat must be created at a location approved by USFWS. ■ Preserve suitable fairy shrimp habitat at a 2:1 ratio or other ratio approved by the USFWS. The habitat must be preserved at a location approved by USFWS. ■ Before construction starts, the project proponent will obtain authorization from USFWS to take listed fairy shrimp species that would be affected by the project. A biological opinion under the federal ESA may be needed from USFWS before construction begins. <p>This is not intended to limit mitigation should USFWS and the Corps require a different approach.</p>				
<p>BIO-16.1: Conduct Protocol-Level Surveys for Least Bell's Vireo. If the species or appropriate habitat is present, then the project proponent will implement Mitigation Measure BIO-16.2.</p>	Project proponent	Project proponent	USFWS, DFG, City of San Luis Obispo	Before any ground-disturbing activities
<p>BIO-16.2: Avoid Potential Direct Mortality and Loss of Least Bell's Vireo. The project proponent will consult with USFWS and DFG and possibly conduct a site visit with these agencies to develop measures to avoid and minimize potential impacts on this species along the stream in the Airport and Margarita areas. If potential impacts on least Bell's vireos can be avoided, no additional mitigation is needed. If potential impacts on the least Bell's vireo cannot be avoided, the project proponent will implement Mitigation Measure BIO-16.3.</p>	Project proponent	Project proponent	DFG, USFWS, City of San Luis Obispo	Before any ground-disturbing activities
	Project	Project	DFG,	Before any

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Mitigation Measure	Funding Source	Implementing Party	Monitoring Agency	Timing
<p>BIO-16.3: Develop and Implement a Least Bell's Vireo Mitigation Plan. If potential impacts on the least Bell's vireo cannot be avoided along the creeks in the Airport area in the planning area, the project proponent will prepare and implement a mitigation plan and obtain the appropriate federal ESA permits, if necessary. The project proponent will consult with USFWS and DFG to determine whether additional mitigation is needed, and USFWS will assist the project proponent in determining whether incidental take authorization under the federal ESA is needed. The plan will need to include measures that would avoid and minimize impacts on the least Bell's vireo and additional habitat creation, enhancement, and management in the planning area.</p>	proponent	proponent	USFWS, City of San Luis Obispo	ground-disturbing activities
<p>BIO-17.1: Avoid Potential Direct Mortality and Loss of Southwestern Pond Turtle. The project proponent will consult with USFWS and DFG and possibly conduct a site visit with these agencies to develop measures to avoid and minimize potential impacts on this species along the stream and wetlands (including ponds) in the Airport and Margarita areas. If potential impacts on the southwestern pond turtle can be avoided, no additional mitigation is needed. If potential impacts on the southwestern pond turtle cannot be avoided, the project proponent will implement Mitigation Measure BIO-17.2.</p>	Project proponent	Project proponent	DFG, USFWS, City of San Luis Obispo	Before any ground-disturbing activities
<p>BIO-17.2: Develop and Implement a Southwestern Pond Turtle Mitigation Plan. If potential impacts on the southwestern pond turtle cannot be avoided along the creeks in the Airport area and marsh and other wetlands in the planning area, the project proponent will prepare and implement a mitigation plan and obtain the appropriate federal ESA permits, if necessary. The project proponent will consult with USFWS and DFG to determine whether additional mitigation is needed, and USFWS and the Corps will assist the project proponent in determining whether incidental take authorization under the federal ESA is needed. The plan will need to include measures that would avoid and minimize impacts on the southwestern pond turtle and additional habitat creation, enhancement, and management in the planning area.</p>	Project proponent	Project proponent	DFG, USFWS, City of San Luis Obispo	Before any ground-disturbing activities
<p>T-1.1: Implement Design Features. The following design features will mitigate these secondary impacts to <i>less-than-significant</i> at widened intersections:</p> <ul style="list-style-type: none"> ■ On approaches to intersections where exclusive right-turn lanes are recommended and Class II bikeways are proposed, the design of the intersection shall provide bike lanes (1.2 meters in width) for through travel 	Project proponent	Project proponent	City of San Luis Obispo	Upon construction of intersection widenings associated with the Specific

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Mitigation Measure	Funding Source	Implementing Party	Monitoring Agency	Timing
<p>along the left edge of the right-turn lane.</p> <ul style="list-style-type: none"> ■ At intersection approaches where pedestrian crossing distance exceeds six travel lanes (22 meters), the intersection design shall include an Americans with Disabilities Act (ADA) compliant median refuge island (raised concrete) with pushbutton to activate the pedestrian signal. The minimum width of the median refuge shall be 1.2 meters if integral with a raised median along the entire length of the street, or 1.8 meters wide by 6 meters long if an isolated median refuge. Exceptions for this measure include locations where existing right-of-way constraints make it infeasible to widen the street for the refuge. ■ All signalized intersections shall be designed with pedestrian signal heads and pushbutton activation. ■ Intersections with exclusive right-turn lanes shall be designed to reduce the speed of right-turning vehicles and reduce the pedestrian crossing distance. The curb return radius should be 15 meters or less. Raised pedestrian refuges (porkchop islands) may be installed between exclusive right-turn lanes and through lanes on streets with crossings that exceed 22 meters, but the approach angle of the right turn shall be designed to minimize turning speed. 				Plans
<p>T-1.2: Install New Signalized Intersection for Aero Drive and Broad Street. To mitigate significant effects on this intersection, a new signalized intersection shall be installed on Broad Street south of Aero Drive, as identified in the Airport Master Plan. With this mitigation measure, the impact will be reduced to a <i>less-than-significant</i> level.</p>	Project proponent fees, assessments and dedications	County, Caltrans	County, Caltrans	When average intersection delay of unsignalized intersection exceeds 38 seconds per vehicle, and signal is warranted based on standard Caltrans warrants
<p>T-2.1: The threshold for Transportation Demand Management (TDM) requirements shall be reduced to apply to employers with 25 or more employees.</p>	Project proponent	City	City	Prior to occupancy

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Mitigation Measure	Funding Source	Implementing Party	Monitoring Agency	Timing
T-2.2: As development occurs, require projects to improve adjacent streets to include bus stop locations, including turnouts, transit pads, shelters and amenities along Buckley, Vachell and Broad Street to serve public transportation.	Project proponent	City	City	Prior to occupancy
<p>AIR-1.1: Implement Construction-Related Combustion Emissions Mitigation. NO_x emissions will be the controlling factor in determining the application of control strategies for construction-related, combustion-related emissions. Any project requiring grading of >1,950 cubic yards/day or >50,000 cubic yards within a 3-month period will need to apply Best Available Control Technology for construction equipment combustion controls. Projects requiring >125,000 cubic yards of grading in a 3-month period will need to apply CBACT plus offsets and/or other mitigation. Examples of CBACT can be found in the San Luis Obispo APCD CEQA Air Quality Handbook. If impacts are still significant after application of CBACT, the following additional measures shall be implemented as necessary:</p> <ul style="list-style-type: none"> ■ use Caterpillar pre-chamber diesel engines (or equivalent), properly maintained and operated to reduce emissions of NO_x; ■ use electrically powered equipment where feasible; ■ maintain equipment in tune per manufacturer's specifications, except as otherwise required above; ■ install catalytic converters on gasoline-powered equipment; ■ substitute gasoline-powered equipment for diesel-powered equipment, where feasible; ■ implement activity management techniques as described below; and ■ use compressed natural gas- or propane-powered portable equipment (e.g., compressors, generators, etc.) onsite instead of diesel-powered equipment, where feasible. 	Project proponent	Project proponent	City of San Luis Obispo; San Luis Obispo APCD	During construction
AIR-1.2: Implement Construction-Related Fugitive Dust (PM10) Mitigation. Any project with a grading area greater than 1.6 hectares (4.0 acres) of continuously worked area will exceed the 2.5 ton PM10 quarterly threshold and will require the following mitigation measures where applicable. Proper implementation of these measures shall be assumed to achieve a 50% reduction in fugitive dust emissions. The use of soil	Project proponent	Project proponent	City of San Luis Obispo; San Luis Obispo	During construction

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Mitigation Measure	Funding Source	Implementing Party	Monitoring Agency	Timing
binders on completed cut-and-fill areas has the potential to reduce fugitive dust emissions by 80%.			APCD	
<ul style="list-style-type: none"> ■ Reduce the amount of the disturbed area where possible. ■ Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site; increased watering frequency would be required whenever wind speeds exceed 15 miles per hour (mph) ; reclaimed (nonpotable) water should be used whenever possible. ■ Spray all dirt stockpile areas daily as needed. ■ Implement permanent dust control measures identified in the approved project revegetation and landscape plans as soon as possible following completion of any soil-disturbing activities. ■ Sow exposed ground areas that are planned to be reworked at dates occurring 1 month after initial grading with a quickly germinating native grass seed and water until vegetation is established. ■ Stabilize all disturbed soil areas that are not subject to revegetation using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD. ■ Complete paving of all roadways, driveways, sidewalks, etc. that are to be paved as soon as possible; lay building pads as soon as possible after grading unless seeding or soil binders are used. ■ Limit vehicle speeds for all construction vehicles to a maximum of 15 mph on any unpaved surface at the construction site. ■ Cover all trucks hauling dirt, sand, soil, or other loose materials or maintain at least 2 feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114; this measure has the potential to reduce PM10 emissions by 7–14%. ■ Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site; this measure has the potential to reduce PM10 emissions by 40–70%. ■ Sweep streets at the end of each day if visible soil material is carried onto 				

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Mitigation Measure	Funding Source	Implementing Party	Monitoring Agency	Timing
adjacent paved roads; water sweepers with reclaimed water should be used where feasible; this measure has the potential to reduce PM10 emissions by 25–60%.				
All PM10 mitigation measures required should be shown on grading and building plans. In addition, the contractor or builder should designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to land use clearance for map recordation and land use clearance for finish grading of the structure.				
<p>AIR-1.3: Implement Construction-Related Activity Management Techniques.</p> <ul style="list-style-type: none"> ■ Develop a comprehensive construction activity management plan designed to minimize the amount of large construction equipment operating during any given time period. ■ Schedule construction truck trips during non-peak hours to reduce peak hour emissions. ■ Limit the length of the construction work-day period, if necessary. ■ Phase construction activities, if appropriate. 	Project proponent	Project proponent	City of San Luis Obispo	During construction
<p>AIR-2.1: Implement Growth-Phasing Schedule. The City will implement a growth-phasing schedule for the Airport area, to assure that nonresidential development in the urban area does not exceed the pace of residential development.</p>	City of San Luis Obispo	City of San Luis Obispo	City of San Luis Obispo	During implementation of the Airport Area Specific Plan
<p>Noise Mitigation: To mitigate noise impacts, the City will implement its Noise Element Policies, summarized below.</p> <ul style="list-style-type: none"> ■ City Policy N 1.2.11. This policy stipulates that the City will require developers to implement noise mitigation measures listed in the noise element. The noise element identifies some mitigation measures as more desirable than others and requires that developers implement the most desirable measures first, or show that they are impractical. ■ City Policy N 1.2.12. This policy outlines measures for mitigating noise 	Project proponent	Project proponent	City of San Luis Obispo	During construction

Exhibit B - Table 1. Continued

Mitigation Measure	Funding Source	Implementing Party	Monitoring Agency	Timing
sources: using existing features to shield receptors; limiting the hours of operation, and providing noise-blocking features.				
<ul style="list-style-type: none"> ■ City Policy N 1.2.13. This policy outlines individual and combined measures for mitigating outdoor noise exposure: putting distance between noise sources and receivers, using earthen berms, using soundwalls, and creating barriers by combining berms, soundwalls, and other structures. 				
<ul style="list-style-type: none"> ■ City Policy N 1.2.14. This policy outlines measures for mitigating indoor noise exposure, including the installation of air conditioning or ventilation, when necessary. 				
<ul style="list-style-type: none"> ■ City Policy N 1.2.15. This policy provides guidance on the use of soundwalls: soundwalls should be used only if other measures are not effective and should be integrated with the aesthetic environment. This policy specifies that, in the Margarita Area, dwellings should be set back from highways, arterials, and collector streets to eliminate the need for soundwalls. 				
<ul style="list-style-type: none"> ■ City Policy N 1.2.16. This policy provides guidance on how the City can address existing and cumulative noise impacts. Measures include rerouting traffic and reducing traffic speeds, constructing noise barriers, retrofitting buildings, and supporting programs to provide mitigation. 				
<ul style="list-style-type: none"> ■ City Policy N 1.2.17. This policy instructs the City to approve increases in residential fence heights for noise mitigation purposes, as long as the fences are aesthetically integrated into the neighborhood. 				
<p>In addition to the above policies, the Noise Element identifies programs to ensure that noise impacts are evaluated and that development complies with noise standards. These programs are summarized below.</p>				
<ul style="list-style-type: none"> ■ Program N 1.3.1. This program requires the Community Development Department to review new development proposals and ensure their consistency with the Noise Element. 				
<ul style="list-style-type: none"> ■ Program N 1.3.2. This program requires developers to prepare and submit a noise study if project noise may exceed acceptable levels. 				
<ul style="list-style-type: none"> ■ Programs N 1.3.3 and N 1.3.4. These programs require the City to ensure that noise mitigation measures, including those specified in State Building Code 				

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<p>Chapter 35 and Title 24 of the CCR, are implemented during project construction and/or after construction is complete, as appropriate.</p> <ul style="list-style-type: none"> <li data-bbox="243 403 1252 497">■ Program N 1.3.5. This program requires the City to enforce California Vehicle Code restrictions on noise from exhaust systems and sound amplification systems. <li data-bbox="243 518 1241 612">■ Program N 1.3.6. This program directs the City to pursue alternatives to noisy equipment, such as leaf blowers, and to purchase equipment and vehicles only if they incorporate the best available noise reduction technology. <li data-bbox="243 634 1198 761">■ Programs N 1.3.7 and 1.3.8. These programs direct the City to review and update the Noise Element if needed to ensure that it is consistent with other policies, and to make the Noise Guidebook available to anyone involved in project design and review. 				
<p>HAZ-1.1: Implement a Construction-Related Hazardous Materials Management Plan. Before beginning construction activities, a project proponent will submit a hazardous materials management plan for construction activities that involve hazardous materials. The plan will discuss proper handling and disposal of materials used or produced onsite, such as petroleum products, concrete, and sanitary waste. The plan will also outline a specific protocol to identify health risks associated with the presence of chemical compounds in the soil and/or groundwater and identify specific protective measures to be followed by the workers entering the work area. If the presence of hazardous materials is suspected or encountered during construction-related activities, the project proponent will implement Mitigation Measure HAZ-1.2.</p>	Project proponent	Project proponent	DTSC, RWQCB, and the City of San Luis Obispo	Before construction activities
<p>HAZ-1.2: Conduct Phase I and Possibly Phase II Environmental Site Assessments to Determine Soil or Groundwater Contamination. The project proponent will complete a Phase I environmental site assessment for each proposed public facility (e.g., streets and buried infrastructure). If Phase I site assessments indicate a potential for soil and/or groundwater contamination within or adjacent to the road or utility alignments, a Phase II site assessment will be completed. The following Phase II environmental site assessments will be prepared specific to soil and/or groundwater contamination.</p> <ul style="list-style-type: none"> <li data-bbox="243 1400 1241 1496">■ Soil Contamination. For soil contamination, the Phase II site assessment will include soil sampling and analysis for anticipated contaminating substances. If soil contamination is exposed during construction, the San Luis Obispo Fire 	Project proponent	Project proponent	City of San Luis Obispo and/or Central Coast RWQCB	Before any ground-disturbing activities

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<p>Department (SLOFD) will be notified and a workplan to characterize and possibly remove contaminated soil will be prepared, submitted, and approved.</p> <ul style="list-style-type: none"> ■ Groundwater Contamination. For groundwater contamination, the Phase II assessment may include monitoring well installation, groundwater sampling, and analysis for anticipated contaminating substances. If groundwater contaminated by potentially hazardous materials is expected to be extracted during dewatering, the SLOFD and the Central Coast RWQCB will be notified. A contingency plan to dispose of contaminated groundwater will be developed in agreement with the SLOFD and Central Coast RWQCB before activities. 				
<p>HAZ-2.1: Implement an Operations-Related Hazardous Materials Management Plan. The project proponent will ensure that a hazardous materials management plan for operations-related activities is established and addresses the delivery, use, manufacture, and storage of various chemicals. The plan will identify the proper handling and disposal of materials used or produced onsite, such as petroleum products, concrete, and sanitary waste. In addition, the SLOFD will conduct routine fire and life-safety inspections to determine compliance with applicable health and safety codes.</p>	Project proponent	Project proponent	City of San Luis Obispo	Before the City approves a specific site's development plan
<p>PS-1.1: Submit Engineering Feasibility Study. Before specific project review and approval of project in the area east of the airport and south of the URL the project proponent will submit a detailed engineering assessment of the specific project's water demand and sewer/wastewater, and storm drainage production, and an assessment of the City's infrastructure system to handle the project in question. The project proponent will be required to provide mitigation to offset impacts on the water, wastewater, and/or storm drainage system as determined by the City.</p>	Project proponent	Project proponent	City of San Luis Obispo	Before the City approves a specific site's development plan
<p>PS-1.2: Require Developments Expanding Water, Wastewater, and Storm Drainage Infrastructure to Pay for Improvements. The City will require that new large-scale developments in the area east of the airport and south of the URL include a funding mechanism for the installation and maintenance of water, wastewater, and storm drainage infrastructure and service to the area.</p>	Project proponent	Project proponent	City of San Luis Obispo	Before the City approves a specific site's development plan
<p>CR-1.1: Protect Known and/or Unknown Cultural Resources. The City will ensure that the project proponent implements the following measures before and during development of specific projects proposed under the Airport Area and Margarita Area Specific Plans and the related facility master plans. Specific measures include the</p>	Project proponent	Project proponent	City of San Luis Obispo	Before and during construction

Exhibit B - Table 1. Continued

Mitigation Measure	Funding Source	Implementing Party	Monitoring Agency	Timing
<p>following:</p> <ul style="list-style-type: none"> ■ Conduct Surveys of Unsurveyed Areas. Before implementing project activities, pedestrian surveys will be conducted to locate and record cultural resources. ■ Evaluate Resources within the Project Areas. Resources in the planning areas that cannot be avoided will be evaluated. Additional research and test excavations, where appropriate, will be undertaken to determine whether the resource(s) meets CEQA or NRHP significance criteria. Impacts on significant resources that cannot be avoided will be mitigated in consultation with the lead agency for the project. Possible mitigation measures include: <ul style="list-style-type: none"> - a data recovery program consisting of archaeological excavation to retrieve the important data from archaeological sites; - development and implementation of public interpretation plans for both prehistoric and historic sites; - preservation, rehabilitation, restoration, or reconstruction of historic structures according to the Secretary of Interior Standards for Treatment of Historic Properties; - construction of new structures in a manner consistent with the historic character of the region; and - treatment of historic landscapes according to the Secretary of Interior Standards for Treatment of Historic Landscapes. <p>If the project involves a federal agency, and is therefore subject to an MOA, the inventory, evaluation, and treatment processes will be coordinated with that federal agency to ensure that the work conducted will also comply with Section 106 of the NHPA.</p>				