

Mitigation Monitoring and Reporting Plan

Project File No./Name: PD Amendment 08-002, CUP 08-002, VTTM Amendment 2962, OTR 16-002 – Destino Paso Resort Hotel, 3350 Airport Road
 Approving Resolution No.: _____ by: Planning Commission City Council Date:

The following environmental mitigation measures were either incorporated into the approved plans or were incorporated into the conditions of approval. Each and every mitigation measure listed below has been found by the approving body indicated above to lessen the level of environmental impact of the project to a level of non-significance. A completed and signed checklist for each mitigation measure indicates that it has been completed.

Explanation of Headings:

- Type:Project, ongoing, cumulative
- Monitoring Department or Agency:Department or Agency responsible for monitoring a particular mitigation measure
- Shown on Plans:When a mitigation measure is shown on the plans, this column will be initialed and dated.
- Verified Implementation:When a mitigation measure has been implemented, this column will be initialed and dated.
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Mitigation Measure	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
AES – 1 The project shall be designed in accordance with the attached specific architectural features to ensure visual impacts are mitigated.	Project	CDD			Prior to issuance of building permits.
BIO-1 To the maximum extent possible, site preparation, ground-disturbing, and construction activities should be conducted outside of the migratory bird breeding season. If such activities are required during this period, the applicant should retain a qualified biologist to conduct a nesting bird survey and verify that migratory birds are not occupying the site. If nesting activity is detected the following measures should be implemented: a. The project should be modified or delayed as necessary to avoid direct take of identified nests, eggs, and/or young protected under the MBTA; b. The qualified biologist should determine an appropriate biological buffer zone around active nest sites. Construction activities within the established buffer	Project	Qualified Biologist CDD			Prior to issuance of grading permit

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<p>zone will be prohibited until the young have fledged the nest and achieved independence; and,</p> <p>c. The qualified biologist should document all active nests and submit a letter report to the City documenting project compliance with the MBTA.</p>					
<p>BIO-2 Prior to construction, a qualified biologist should conduct a pre-activity survey to identify known or potential dens or sign of San Joaquin kit fox no less than 14 days and no more than 30 days prior to the beginning of the site preparation, ground-disturbing, or construction activities, or any other activity that has the potential to adversely affect the species. If a known or potential den or any other sign of the species is identified or detected within the project area, the biologist will contact USFWS and CDFW immediately. No work will commence or continue until such time that USFWS and CDFW determine that it is appropriate to proceed. Under no circumstances will a known or potential den be disturbed or destroyed without prior authorization from USFWS and CDFW. Within 7 days of survey completion, a report will be submitted to USFWS, CDFW, and the City. The report will include, at a minimum, survey dates, field personnel, field conditions, survey methodology, and survey results.</p>	Project	Qualified Biologist CDD			Prior to issuance of grading permit
<p>BIO-3 During the site-disturbance and/or construction phase, to prevent entrapment of the San Joaquin kit fox, all excavation, steep-walled holes, or trenches in excess of 2 feet in depth should be covered at the close of each working day by plywood or similar materials, or provided with one or more escape ramps constructed of earth fill or wooden planks. Trenches should also be inspected for entrapped kit fox each morning prior to onset of field activities and immediately prior to covering with plywood at the end of each working day. Before such holes or trenches are filled or covered, they should be thoroughly inspected for entrapped kit fox. If any kit fox is found, work will stop and USFWS and CDFW will be contacted immediately to determine how to proceed.</p>	On-going	CDD			Prior to issuance of grading permit
BIO-4	On-going	CDD			Prior to issuance of grading permit

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<p>During the site disturbance and/or construction phase, any pipes, culverts, or similar structures with a diameter of 4 inches or greater stored overnight at the project site should be thoroughly inspected for trapped San Joaquin kit foxes before the subject pipe is subsequently buried, capped, or otherwise used or moved in any way. If any kit fox is found, work will stop and USFWS and CDFW will be contacted immediately to determine how to proceed.</p>					
<p>BIO-5 Prior to, during, and after the site disturbance and/or construction phase, use of pesticides or herbicides should be in compliance with all federal, state, and local regulations. This is necessary to minimize the probability of primary or secondary poisoning of endangered species utilizing adjacent habitats, and the depletion of prey upon which San Joaquin kit foxes depend.</p>	On-going	CDD			Prior to issuance of grading permit
<p>BIO-6 During the site disturbance and/or construction phase, any contractor or employee that inadvertently kills or injures a San Joaquin kit fox or who finds any such animal either dead, injured, or entrapped should be required to report the incident immediately to the applicant and City. In the event that any observations are made of injured or dead kit fox, the applicant should immediately notify USFWS and CDFW by telephone. In addition, formal notification should be provided in writing within 3 working days of the finding of any such animal(s). Notification should include the date, time, location, and circumstances of the incident. Any threatened or endangered species found dead or injured should be turned over immediately to CDFW for care, analysis, or disposition.</p>	On-going	CDD			Prior to issuance of grading permit
<p>BIO-7 Prior to final inspection, should any long internal or perimeter fencing be proposed or installed, the City should do the following to provide for kit fox passage:</p> <ul style="list-style-type: none"> a. If a wire strand/pole design is used, the lowest strand should be no closer to the ground than 12 inches. b. If a more solid wire mesh fence is used, 8 × 12-inch openings near the ground should be provided every 100 yards. 	Project	CDD			Prior to issuing Certificate of Occupancy permit

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Upon fence installation, the applicant should notify the City to verify proper installation. Any fencing constructed after issuance of a final permit should follow the above guidelines.					
<p>BIO-8</p> <p>Prior to site disturbance, the CRZ of all oak trees with a DBH of 6 inches or greater must be fenced to protect from construction activities. The proposed fencing shall be shown in orange ink on the grading plan. It must be a minimum of 4' high chain link, snow or safety fence staked (with t posts 8 feet on center) at the edge of the critical root zone or line of encroachment for each tree or group of trees. The fence shall be up before any construction or earth moving begins. The owner shall be responsible for maintaining an erect fence throughout the construction period. The arborist(s), upon notification, will inspect the fence placement once it is erected. After this time, fencing shall not be moved without arborist inspection/approval. If the orange plastic fencing is used, a minimum of four zip ties shall be used on each stake to secure the fence. All efforts shall be made to maximize the distance from each saved tree. Weather proof signs shall be permanently posted on the fences every 50 feet (See Arborist Report for specific language required for signage). All areas within the critical root zone of the trees that can be fenced shall receive a 4-6" layer of chip mulch to retain moisture, soil structure and reduce the effects of soil compaction.</p>	Project	Certified Arborist CDD			Prior to issuing grading permit
<p>BIO-9</p> <p>All trenching within the critical root zone of native trees shall be hand dug. All major roots shall be avoided whenever possible. All exposed roots larger than 1" in diameter shall be clean cut with sharp pruning tools and not left ragged. A Mandatory meeting between the arborists and grading contractor(s) must take place prior to work start. During the site disturbance and/or construction phase, grading, cutting, or filling within 5 feet of a CRZ of all oak trees with a DBH of 6 inches or greater must be supervised by a certified arborist approved by the City. Such activities beyond 5 feet of a CRZ must be monitored to ensure that activities are in accordance with approved plans. Root pruning outside of the CRZ must be done by hand. Grading should not encroach within the critical root zone unless authorized.</p>	On-going	Certified Arborist CDD		Notes shown on construction documents.	Prior to issuing grading permit.

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Grading should not disrupt the normal drainage pattern around the trees. Fills should not create a ponding condition and excavations should not leave the tree on a rapidly draining mound.					
BIO-10 Oil, gasoline, chemicals, or other construction materials potentially harmful to oak trees may not be stored in the CRZ of any oak tree with a DBH of 6 inches or greater. No liquid or solid construction waste shall be dumped on the ground within the critical root zone of any native tree. The critical root zone areas are not for storage of materials either.	On-going	CDD		Notes shown on construction documents.	Prior to issuing grading permit.
BIO-11 Drains shall be installed according to City specification so as to avoid harm by excessive watering to oak trees with a DBH of 6 inches or greater.	Project	CDD		Notes shown on construction documents.	Prior to issuing Certificate of Occupancy permit
BIO-12 Landscaping within the CRZ of any oak tree with a DBH of 6 inches or greater is limited to indigenous plant species or non-plant material, such as cobbles or wood chips. All landscape within the critical root zone shall consist of drought tolerant or native varieties. Lawns shall be avoided. All irrigation trenching shall be routed around critical root zones, otherwise above ground drip-irrigation shall be used.	Project	CDD		Notes shown on construction documents.	Prior to issuing Building Permit.
BIO-13 Wires, signs, or other similar items shall not be attached to oak trees with a DBH of 6 inches or greater.	On-going	CDD		Notes shown on construction documents.	Prior to issuing Building Permit.
BIO-14 For each oak tree removed (DBH of 6 inches or greater), a tree or trees of the same species must be planted with a combined DBH of 25% of the removed tree's DBH within the property's boundary.	Project	CDD			Prior to issuing Certificate of Occupancy permit
BIO-15 It is the responsibility of the owner or project manager to provide a copy of the tree protection plan to any and all contractors and subcontractors that work within the critical root zone of any native tree and confirm they are trained in maintaining fencing, protecting root zones and conforming to all tree protection goals. Each contractor must sign and acknowledge this tree protection plan.	Project	CDD			Prior to site disturbance, grading permit issued
BIO-16 Any exposed roots shall be re-covered the same day they were exposed. If they cannot, they must be covered with burlap or another suitable material and	On-going	Certified Arborist CDD		Shown on construction documents	Prior to issuance of grading permit

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wetted down 2x per day until re-buried. All heavy equipment shall not be driven under the trees, as this will contribute to soil compaction. Also there is to be no parking of equipment or personal vehicles in these areas. All areas behind fencing are off limits unless pre-approved by the arborist.					
<p>BIO-17 As the project moves toward completion, the arborist(s) may suggest either fertilization and/or mycorrhiza applications that will benefit tree health. Mycorrhiza offers several benefits to the host plant, including faster growth, improved nutrition, greater drought resistance, and protection from pathogens.</p>	On-going	Certified Arborist CDD		Shown on construction documents	Prior to issuance of Certificate of Occupancy
<p>BIO-18 Class 4 pruning includes crown reduction pruning shall consist of reduction of tops, sides or individual limbs. A trained arborist shall perform all pruning. No pruning shall take more than 25% of the live crown of any native tree. Any trees that may need pruning for road/home clearance shall be pruned prior to any grading activities to avoid any branch tearing.</p>	On-going	Certified Arborist CDD		Shown on construction documents	Prior to issuance of building permit
<p>BIO-19 An arborist shall be present for selected activities (trees identified in Arborist Report and items bulleted below). The monitoring does not necessarily have to be continuous but observational at times during these activities. It is the responsibility of the owner(s) or their designee to inform us prior to these events so we can make arrangements to be present. All monitoring will be documented on the field report form which will be forwarded to the project manager and the City of Paso Robles Planning Department.</p> <ul style="list-style-type: none"> ● pre-construction fence placement inspection ● all grading and trenching identified on the spreadsheet ● any other encroachment the arborist feels necessary 	On-going	Certified Arborist CDD		Shown on construction documents	Prior to issuance of building permit
<p>BIO-20 Pre-Construction Meeting: An on-site pre-construction meeting with the Arborist(s), Owner(s), Planning Staff, and the earth moving team shall be required for this project. Prior to final occupancy, a letter from the</p>	Project	Certified Arborist CDD			Prior to issuance of Final Occupancy

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<p>arborist(s) shall be required verifying the health/condition of all impacted trees and providing any recommendations for any additional mitigation. The letter shall verify that the arborist(s) were on site for all grading and/or trenching activity that encroached into the critical root zone of the selected native trees, and that all work done in these areas was completed to the standards set forth above.</p>					
<p>GHG-1 The proposed project shall implement, at a minimum, the following GHG-reduction measures: a. Install high efficiency lights in parking lots, streets, and other public areas. b. Comply with mandatory California Green Building Standards Code bicycle parking standards. c. Install bicycle facilities and/or amenities beyond those required in building standards. d. Incorporate a pedestrian access network that internally links all uses and connects all existing or planned external streets and pedestrian facilities contiguous with the project site. e. The project site shall be designed to minimize barriers to pedestrian access and interconnectivity. f. Implement traffic calming improvements as appropriate (e.g., marked crosswalks, count-down signal timers, curb extensions, speed tables, raised crosswalks, median islands, mini-circles, tight corner radii, etc.). g. Comply with CALGreen Tier 1 or Tier 2 standards for water efficiency and conservation. h. Divert 65 percent of non-hazardous construction or demolition debris. i. Include the planting of native and drought tolerant trees beyond those required as mitigation for tree removal. j. Implement Mitigation Measure AQ-2. k. Implement Mitigation Measure AQ-3,e-k.</p>	Project	CDD			Prior to occupancy permit of hotel 1
AQ-1	Project	CDD			Prior to occupancy permit of hotel 1

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<p>The following measures shall be implemented to minimize construction-generated emissions. These measures shall be shown on grading and building plans:</p> <ul style="list-style-type: none"> a. Reduce the amount of the disturbed area where possible. b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible. c. All dirt stock pile areas should be sprayed daily as needed. d. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities; e. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating, non-invasive grass seed and watered until vegetation is established. f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the SLOAPCD. g. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used. h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site. i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical 					

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<p>distance between top of load and top of trailer) in accordance with CVC Section 23114.</p> <p>j. Install wheel washers at the construction site entrance, wash off the tires or tracks of all trucks and equipment leaving the site, or implement other SLOAPCD-approved methods sufficient to minimize the track-out of soil onto paved roadways.</p> <p>k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.</p> <p>l. The burning of vegetative material shall be prohibited.</p> <p>m. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20% opacity, and 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 SLOAPCD Compliance Division prior to the start of any grading, earthwork or demolition.</p> <p>n. Construction of the proposed project shall use low-VOC content paints not exceeding 50 grams per liter.</p>					
<p>AQ-2 To reduce operational emissions, the proposed project shall implement the following measures. The project proponent shall submit proof to the Paso Robles Community Development Department Staff that implementation of all measures have been met in accordance with a time schedule deemed appropriate by Community Development Department staff.</p>	Project	CDD			Prior to occupancy permit of hotel 1

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<p>a. Utilize green building materials (materials which are resource efficient, recycled, and sustainable) available locally if possible.</p> <p>b. Provide shade tree planting in parking lots to reduce evaporative emissions from parked vehicles. Design should provide 50% tree coverage within 10 years of construction using low ROG emitting, low maintenance native drought resistant trees.</p> <p>c. Pave and maintain roads in parking areas.</p> <p>d. Plant drought tolerant native shade trees along southern exposures of buildings to reduce energy used to cool buildings in summer.</p> <p>e. Provide native and drought tolerant trees beyond those required as mitigation for tree removal.</p> <p>f. Incorporate outdoor electrical outlets to encourage the use of electric appliances and tools.</p> <p>g. Install high-efficiency heating and cooling systems.</p> <p>h. Utilize high-efficiency gas or solar water heaters.</p> <p>i. Utilize built-in energy efficient appliances (i.e., Energy Star rated).</p> <p>j. Utilize double- or triple-paned windows.</p> <p>k. Utilize low energy street lights (i.e., sodium, light-emitting diode [LED]).</p> <p>l. Utilize energy-efficient interior lighting.</p> <p>m. Install door sweeps and weather stripping (if more efficient doors and windows are not available).</p> <p>n. Install energy-reducing programmable thermostats.</p> <p>o. Install low water consumption landscape. Use native plants that do not require watering after they are well established or minimal watering during the summer months and are low ROG emitting.</p>					

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<p>p. Provide a designated parking space for alternatively fueled vehicles.</p> <p>q. Provide a shuttle service for guests to local destinations, including Paso Robles Transit/Amtrak Station</p> <p>r. Install energy-saving systems in guest rooms that reduce energy usage when rooms are not occupied.</p> <p>s. Provide a pedestrian access network that internally links all uses and connects all existing or planned external streets and pedestrian facilities contiguous with the project site</p> <p>t. Provide on-site bicycle parking beyond those required by California Green Building Standards Code and related facilities to support long-term use (lockers, or a locked room with standard racks and access limited to bicyclists only).</p> <p>u. Implement traffic calming improvements as appropriate (e.g., marked crosswalks, count-down signal timers, curb extensions, speed tables, raised crosswalks, median islands, mini-circles, tight corner radii, etc.)</p>					
<p>AQ-3 The following measures shall be implemented to reduce expose of sensitive receptors to substantial pollutant concentrations. These measures shall be shown on grading and building plans:</p> <p>a. Implement Mitigation Measure AQ-1, as identified in "Impact AQ-C", above.</p> <p>b. Demolition of onsite structures shall comply with the National Emission Standards for Hazardous Air Emissions (NESHAP) requirements (NESHAP, 40 CFR, Part 61, Subpart M) for the demolition of existing structures. The SLOAPCD is delegated authority by the Environmental Protection Agency (EPA) to implement the Federal Asbestos NESHAP. Prior to demolition of onsite structures, the SLOAPCD shall be notified, per NESHAP requirements. SLOAPCD notification form and reporting requirements are</p>	Project	CDD			Prior to occupancy permit of hotel 1

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<p>included in Appendix A. Additional information may be obtained at website url: http://slocleanair.org/business/asbestos.php.</p> <p>c. If during demolition 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 in accordance with local, state and federal regulations. According to the Department of Toxic Substances Control (DTSC), if 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. Contact the SLOAPCD Enforcement Division at (805) 781-5912 for more information. Approval of a lead work plan and permit may be required. Lead work plans, if required, will need to be submitted to SLOAPCD ten days prior to the start of demolition</p> <p>d. 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> <p>1) Shall not idle the vehicle's primary diesel engine for greater than 5 minutes at any location, except as noted in Subsection (d) of the regulation; and,</p>					

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<p>2) Shall not operate a diesel-fueled auxiliary power system to power a heater, air conditioner, or any ancillary equipment on that vehicle during sleeping or resting in a sleeper berth for greater than 5.0 minutes at any location when within 1,000 feet of a restricted area, except as noted in Subsection (d) of the regulation.</p> <p>e. Maintain all construction equipment in proper tune according to manufacturer’s specifications;</p> <p>f. Fuel all off-road and portable diesel powered equipment with ARB certified motor vehicle diesel fuel (non-taxed version suitable for use off-road);</p> <p>g. Use diesel construction equipment meeting ARB’s Tier 2 certified engines or cleaner off-road heavy duty diesel engines, and comply with the State off-Road Regulation;</p> <p>h. Idling of all on and off-road diesel-fueled vehicles shall not be permitted when not in use. Signs shall be posted in the designated queuing areas and or job site to remind drivers and operators of the no idling limitation.</p> <p>i. Electrify equipment when possible;</p> <p>j. Substitute gasoline-powered in place of diesel-powered equipment, when available; and,</p> <p>k. Use alternatively fueled construction equipment on-site when available, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel.</p>					
<p>TR-1 Prohibit southbound left turns at State Route 46E/Airport Road to reduce conflict points at this intersection, reduce queuing, and reduce delay on the southbound approach. Intersection delays increase when traffic from Hotels 2, 3, and 4 are included because the southbound and eastbound left turn movements exceed capacity. We recommend prohibiting southbound left turns at this intersection prior to the occupancy of Hotels 2, 3, and 4 unless a local road connection is provided to Wisteria Lane. Until a local road connection is provided to Wisteria Lane, prohibiting southbound left turns would require vehicles destined to travel east on State Route 46</p>	On-going	CDD			Prior to occupancy of hotels 2, 3, and 4

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<p>to turn right onto westbound State Route 46 then perform a U-turn at Union Road or Golden Hill Road. The existing counts show that fewer than ten vehicles currently make the southbound left turn during the peak hours studied, and shifting these trips would have a negligible effect on operations at the nearby intersections of Union Road and Golden Hill Road. Note that the two alternatives evaluated in the Highway 46/Union Road PSR, to be carried forward in the on-going PR-ED, include modifications to the State Route 46E/Airport Road intersection. The overcrossing only alternative includes conversion to right-in/right-out only access, and the full interchange alternative would disconnect Airport Road completely from State Route 46E.</p>					
<p>TR-2 Complete the local road connection from Wisteria Lane to Airport Road prior to occupancy of Hotels 2, 3, and 4. Upon completion, provide signage on the westbound approach to Destino Paso Way/Airport Road to direct hotel visitors to the new local road connection instead of State Route 46E. We recommend monitoring traffic levels at State Route 46E/Airport Road and Destino Paso Way/Airport Road intersections following the new local road connection to determine if additional measures, such as prohibiting westbound left turns out of Destino Paso Way, are required to avoid operational impacts to the State Route 46E/Airport Road intersection.</p>	On-going	CDD			Prior to certificate of occupancy of hotels 2, 3, and 4
<p>TR-3 A sidewalk is proposed along Airport Road between Hotels 3 and 4. A four foot or greater aggregate base walking path is shown on the west side of Airport Road from Destino Paso Way to the northernmost Ravine Water Park parking area.</p> <p>Detailed construction documents should be reviewed once they are ready to ensure that adequate sight distance is provided at the driveways serving Hotels 1 and 3, which are located on the inside of horizontal curves. Landscaping and other features should be restricted near these driveways to provide clear sight lines to approaching traffic.</p>	On-going	CDD			Prior to certificate of occupancy of hotels 3 and 4

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TR-4 The applicant will be required to pay traffic mitigation fees to offset its impacts to the citywide transportation network.	Project	CDD			Prior to certificate of occupancy of hotel 1
TR-5 The applicant will implement employee transportation demand measures to reduce traffic congestion, such as providing information on regional rideshare programs, bike racks, well as provide shuttle service to the multi-modal transportation center and downtown for residents and guests.	Project	CDD			Prior to certificate of occupancy of hotel 1
TR-6 The project will be required to participate in the SLO Car Free program with SLO County APCD	Project	CDD			Prior to certificate of occupancy of hotel 1

(add additional measures as necessary)

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