

Mitigation Monitoring and Reporting Plan

Project File No./Name: GPA 14-001, RZ 14-001, VTM 3069, OTR 14-010 – Erskine/Justin GPA (East end of Wisteria Ln.)  
 Approving Resolution No.: Resolution No. 16-XXX 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.  
 Remarks: ..... Area for describing status of ongoing mitigation measure, or for other information.

Mitigation Measure GPA/RZ 14-001, PD 15-005, VTM 3069, OTR 14-010 (Erskine-Justin GPA)	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
<b>AQ-1.</b> Future development will need to be evaluated to determine if there will be potential future project-related air quality impacts with the development of each lot.	Project	Qualified Air Quality Specialist			Evaluate during the development review process for each lot.
<b>BR-1.</b> The canopy edge and trunk location of oak trees within 50 feet of proposed construction on the Property shall be surveyed by a licensed land surveyor and placed on all plan sets. Tree assessments should be conducted by a certified arborist or qualified botanist. Data collected for the tree shall include diameter at breast height (4.5 feet) of each stem/trunk, canopy diameter, tree height, tree health, and habitat notes (cavities for birds or bats), raptor nests, wood rat nests, and unique features. The tree map shall be used to determine impacts to trees from the project and will inform the mitigation plan.	Project	Qualified Biologist CDD			Prior to issuance of grading permit
<b>BR-2.</b> Impacts to the oak canopy or critical root zones (CRZ) should be avoided where practicable. Impacts include pruning, ground disturbance within the CRZ, and trunk damage.	Project	Qualified Biologist CDD			Prior to issuance of grading permit

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<b>BR-3.</b> Prior to ground breaking, tree protection fencing shall be installed as close to the outer limit of the CRZ as practicable for construction operations. The fencing shall be in place throughout the duration of the project, and removed only under the direction of the project environmental monitor or arborist, while demolition is in progress.	On-going	CDD			Prior to issuance of grading permit
<b>BR-4.</b> Trenching within the CRZ must be approved by the project arborist, and shall be done by hand or with an air spade. Any roots exposed by demolition shall be treated by a tree care specialist and covered with a layer of soil to match existing topography.	On-going	CDD			Prior to issuance of grading permit
<b>BR-5.</b> Landscape material within the CRZ must be of native, drought tolerant species. Lawns are prohibited within the CRZ.	On-going	CDD			Prior to issuance of grading permit
<b>BR-6.</b> Paving adjacent to and within the CRZ shall utilize interlocking pavers or equivalent that will allow proper infiltration of water and exchange of oxygen to the root zone of the tree.	On-going	CDD			Prior to issuance of grading permit
<b>BR-7.</b> Tree removal, if approved, shall commence within 30 days of inspection by a qualified biologist to determine the tree is not being used by nesting birds or bats at the time of removal.	Project	CDD			Prior to issuing Certificate of Occupancy permit
<b>BR-8.</b> Impacts to oak trees shall be assessed by a licensed arborist or qualified botanist prior to final inspection, and reported to the County.	Project	Certified Arborist CDD			Prior to issuing grading permit
<b>BR-8.</b> Impacts to oak trees shall be assessed by a licensed arborist or qualified botanist prior to final inspection, and reported to the County.	On-going	Certified Arborist CDD		Notes shown on construction documents.	Prior to issuing grading permit.
<b>BR-10.</b> Replacement trees should be seasonally maintained (browse protection, weed reduction and irrigation, as needed) and monitored annually for at least 7 years. Replacement trees shall be the same species as the tree impacted or removed, and of local origin.	On-going	CDD		Notes shown on construction documents.	Prior to issuing grading permit.

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<p><b>BR-11.</b> Within one week of ground disturbance or tree removal/trimming activities, if work occurs between March 15 and August 15, nesting bird surveys shall be conducted. To avoid impacts to nesting birds, grading and construction activities that affect trees and grasslands shall not be conducted during the breeding season from March 1 to August 31. If construction activities must be conducted during this period, nesting bird surveys shall take place within one week of habitat disturbance. If surveys do not locate nesting birds, construction activities may be conducted. If nesting birds are located, no construction activities shall occur within 100 feet of nests until chicks are fledged. Construction activities shall observe a 300-foot buffer for active raptor nests. A preconstruction survey report shall be submitted to the lead agency immediately upon completion of the survey. The report shall detail appropriate fencing or flagging of the buffer zone and make recommendations on additional monitoring requirements. A map of the Project site and nest locations shall be included with the report. The Project biologist conducting the nesting survey shall have the authority to reduce or increase the recommended buffer depending upon site conditions.</p>	Project	CDD		Notes shown on construction documents.	Prior to issuing Building Permit.
<p><b>BR-12.</b> A focused preconstruction survey for legless lizards shall be conducted in proposed work areas immediately prior to ground-breaking activities that would affect potentially suitable habitat, as determined by the project biologist. The preconstruction survey shall be conducted by a qualified biologist familiar with legless lizard ecology and survey methods, and with approval from California Department of Fish and Game to relocate legless lizards out of harm's way. The scope of the survey shall be determined by a qualified biologist and shall be sufficient to determine presence or absence in the project areas. If the focused survey results are negative, a letter report shall be submitted to the County, and no further action shall be required. If legless lizards are found to be present in the proposed work areas the following steps shall be taken:</p> <ul style="list-style-type: none"> <li>• Legless lizards shall be captured by hand by the project biologist and relocated to an appropriate location well</li> </ul>	Project	CDD			Prior to issuing Certificate of Occupancy permit

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<p>outside the project areas.</p> <ul style="list-style-type: none"> <li>Construction monitoring shall be required for all new ground-breaking activities located within legless lizard habitat. Construction monitors shall capture and relocate horned lizards as specified above.</li> <li>A letter report shall be submitted to the County and CDFW within 30 days of legless lizard relocation, or as directed by CDFW.</li> </ul>					
<p><b>BR-13.</b> Occupied nests of special status bird species shall be mapped using GPS or survey equipment. Work shall not be allowed within a 100 foot buffer for songbirds and 300 for nesting raptors while the nest is in use. The buffer zone shall be delineated on the ground with orange construction fencing where it overlaps work areas.</p>	Project	CDD			Prior to site disturbance, grading permit issued
<p><b>BR-14.</b> Occupied nests of special status bird species that are within 100 feet of project work areas shall be monitored at least every two weeks through the nesting season to document nest success and check for project compliance with buffer zones. Once burrows or nests are deemed inactive and/or chicks have fledged and are no longer dependent on the nest, work may commence in these areas.</p>	On-going	Certified Arborist CDD		Shown on construction documents	Prior to issuance of grading permit
<p><b>BR-15.</b> A preconstruction survey shall be conducted within thirty days of beginning work on the site to identify if badgers are using the site. The results of the survey shall be sent to the project manager and the County of San Luis Obispo. If the preconstruction survey finds potential badger dens, they shall be inspected to determine whether they are occupied. The survey shall cover the entire property, and shall examine both old and new dens. If potential badger dens are too long to completely inspect from the entrance, a fiber optic scope shall be used to examine the den to the end. Inactive dens may be excavated by hand with a shovel to prevent re-use of dens during construction. If badgers are found in dens on the property between February and July, nursing young may be</p>	On-going	Certified Arborist CDD		Shown on construction documents	Prior to issuance of building permit

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<p>present. To avoid disturbance and the possibility of direct take of adults and nursing young, and to prevent badgers from becoming trapped in burrows during construction activity, no grading shall occur within 100 feet of active badger dens between February and July. Between July 1<sup>st</sup> and February 1<sup>st</sup> all potential badger dens shall be inspected to determine if badgers are present. During the winter badgers do not truly hibernate, but are inactive and asleep in their dens for several days at a time. Because they can be torpid during the winter, they are vulnerable to disturbances that may collapse their dens before they rouse and emerge. Therefore, surveys shall be conducted for badger dens throughout the year. If badger dens are found on the property during the pre-construction survey, the CDFW wildlife biologist for the area shall be contacted to review current allowable management practices</p>					
<p><b>BR-16.</b> Prior to removal of any trees over 20 inches DBH, a survey shall be conducted by a qualified biologist to determine if any of the trees proposed for removal or trimming harbor sensitive bat species or maternal bat colonies. If a non-maternal roost is found, the qualified biologist, with prior approval from California Department of Fish and Game, will install one-way valves or other appropriate passive relocation method. For each occupied roost removed, one bat box shall be installed in similar habitat and should have similar cavity or crevices properties to those which are removed, including access, ventilation, dimensions, height above ground, and thermal conditions. Maternal bat colonies may not be disturbed.</p>	Project	Certified Arborist CDD			Prior to issuance of Final Occupancy
<p><b>BR-17.</b> Prior to issuance of grading and/or construction permits, the applicant shall submit evidence to the City of Paso Robles, Community Development Department (City) that states that one or a combination of the following three San Joaquin kit fox mitigation measures has been implemented:</p>	Project	CDD			Prior to issuance of grading permit.

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<p>a. Provide for the protection in perpetuity, through acquisition of fee or a conservation easement of <b>111.68</b> acres of suitable habitat in the kit fox corridor area (e.g. within the San Luis Obispo County kit fox habitat area, northwest of Highway 58), either on-site or off-site, and provide for a non-wasting endowment to provide for management and monitoring of the property in perpetuity. Lands to be conserved shall be subject to the review and approval of the California Department of Fish and Wildlife (Department) and the City.</p> <p>This mitigation alternative (a.) requires that all aspects of this program must be in place before City permit issuance or initiation of any ground disturbing activities.</p> <p>b. Deposit funds into an approved in-lieu fee program, which would provide for the protection in perpetuity of suitable habitat in the kit fox corridor area within San Luis Obispo County, and provide for a non-wasting endowment for management and monitoring of the property in perpetuity.</p> <p>Mitigation alternative (b) above, can be completed by providing funds to The Nature Conservancy (TNC) pursuant to the Voluntary Fee-Based Compensatory Mitigation Program (Program). The Program was established in agreement between the Department and TNC to preserve San Joaquin kit fox habitat, and to provide a voluntary mitigation alternative to project proponents who must mitigate the impacts of projects in accordance with the California Environmental Quality Act (CEQA). The fee, payable to "The Nature Conservancy", would total <b>\$279,200</b>. This fee is calculated based on the current cost-per-unit of \$2,500 per acre of mitigation, which is scheduled to be adjusted to address the increasing cost of property in San Luis Obispo County; your actual cost may increase depending on the timing of payment. This fee must be paid after the Department provides written notification about your mitigation options but prior to City permit issuance and initiation of any ground disturbing activities.</p> <p>c. Purchase <b>111.68</b> credits in a Department-approved conservation bank, which would provide for the protection in perpetuity of suitable habitat within the kit fox corridor</p>					

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<p>area and provide for a non-wasting endowment for management and monitoring of the property in perpetuity.</p> <p>Mitigation alternative (c) above, can be completed by purchasing credits from the Palo Prieto Conservation Bank. The Palo Prieto Conservation Bank was established to preserve San Joaquin kit fox habitat, and to provide a voluntary mitigation alternative to project proponents who must mitigate the impacts of projects in accordance with the California Environmental Quality Act (CEQA). The cost for purchasing credits is payable to the owners of The Palo Prieto Conservation Bank, and would total <b>\$279,200</b>. This fee is calculated based on the current cost- per-credit of \$2500 per acre of mitigation. The fee is established by the conservation bank owner and may change at any time. Your actual cost may increase depending on the timing of payment. Purchase of credits must be completed prior to City permit issuance and initiation of any ground disturbing activities.</p>					
<p><b>BR-18.</b> Prior to issuance of grading and/or construction permits, the applicant shall provide evidence that they have retained a qualified biologist acceptable to the City. The retained biologist shall perform the following monitoring activities:</p> <ul style="list-style-type: none"> <li>o Prior to issuance of grading and/or construction permits and within 30 days prior to initiation of site disturbance and/or construction, the biologist shall conduct a pre- activity (i.e. preconstruction) survey for known or potential kit fox dens and submit a letter to the City reporting the date the survey was conducted, the survey protocol, survey results, and what measures were necessary (and completed), as applicable, to address any kit fox activity within the project limits.</li> <li>o The qualified biologist shall conduct weekly site visits during site-disturbance activities (i.e. grading, diking, excavation, stock piling of dirt or gravel, etc.) that proceed longer than 14 days, for the purpose of monitoring compliance with required Mitigation Measures BR-19 through BR-28. Site disturbance activities lasting up to 14 days do not require weekly monitoring by the biologist unless observations of kit fox or their dens are made on-site or the qualified biologist recommends monitoring for some other reason (see BR-19iii). When weekly monitoring is</li> </ul>	On-going	CDD			Prior to issuance of certificate of occupancy

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<p>required, the biologist shall submit weekly monitoring reports to the City.</p> <ul style="list-style-type: none"> <li>o Prior to or during project activities, if any observations are made of San Joaquin Kit fox, or any known or potential San Joaquin kit fox dens are discovered within the project limits, the qualified biologist shall re-assess the probability of incidental take (e.g. harm or death) to kit fox. At the time a den is discovered, the qualified biologist shall contact USFWS and the CDFW for guidance on possible additional kit fox protection measures to implement and whether or not a Federal and/or State incidental take permit is needed. If a potential den is encountered during construction, work shall stop until such time the USFWS determines it is appropriate to resume work. <p>If incidental take of kit fox during project activities is possible, <b>before project activities commence</b>, the applicant must consult with the USFWS. The results of this consultation may require the applicant to obtain a Federal and/or State permit for incidental take during project activities. The applicant should be aware that the presence of kit foxes or known or potential kit fox dens at the project site could result in further delays of project activities.</p> <ul style="list-style-type: none"> <li>i. In addition, the qualified biologist shall implement the following measures: <ul style="list-style-type: none"> <li>1. Within 30 days prior to initiation of site disturbance and/or construction, fenced exclusion zones shall be established around all known and potential kit fox dens. Exclusion zone fencing shall consist of either large flagged stakes connected by rope or cord, or survey laths or wooden stakes prominently flagged with survey ribbon. Each exclusion zone shall be roughly circular in configuration with a radius of the following distance measured outward from the den or burrow entrances: <ul style="list-style-type: none"> <li>▪ Potential kit fox den: 50 feet</li> </ul> </li> </ul> </li> </ul> </li> </ul>					

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<ul style="list-style-type: none"> <li>▪ Known or active kit fox den: 100 feet</li> <li>▪ Kit fox pupping den: 150 feet</li> </ul> <ol style="list-style-type: none"> <li>2. All foot and vehicle traffic, as well as all construction activities, including storage of supplies and equipment, shall remain outside of exclusion zones. Exclusion zones shall be maintained until all project-related disturbances have been terminated, and then shall be removed.</li> <li>3. If kit foxes or known or potential kit fox dens are found on site, daily monitoring by a qualified biologist shall be required during ground disturbing activities.</li> </ol>					
<p><b>BR-19.</b> Prior to issuance of grading and/or construction permits, the applicant shall clearly delineate the following as a note on the project plans: "<i>Speed signs of 25 mph (or lower) shall be posted for all construction traffic to minimize the probability of road mortality of the San Joaquin kit fox</i>". Speed limit signs shall be installed on the project site within 30 days prior to initiation of site disturbance and/or construction.</p>	On-going	CDD			Prior to issuance of certificate of occupancy
<p><b>BR-20.</b> During the site disturbance and/or construction phase, grading and construction activities after dusk shall be prohibited unless coordinated through the City, during which additional kit fox mitigation measures may be required.</p>	On-going	CDD			
<p><b>BR-21.</b> Prior to issuance of grading and/or construction permit and within 30 days prior to initiation of site disturbance and/or construction, all personnel associated with the project shall attend a worker education training program, conducted by a qualified biologist, to avoid or reduce impacts on sensitive biological resources (i.e. San Joaquin kit fox). At a minimum, as the program relates to the kit fox, the training shall include the kit fox's life history, all mitigation measures specified by the City, as well as any related biological report(s) prepared for the project. The applicant shall notify the City shortly prior to this meeting. A kit fox fact sheet shall also be developed prior</p>	On-going	CDD			

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to the training program, and distributed at the training program to all contractors, employers and other personnel involved with the construction of the project.					
<b>BR-22.</b> During the site-disturbance and/or construction phase, to prevent entrapment of the San Joaquin kit fox, all excavations, steep-walled holes and trenches in excess of two feet in depth shall 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 shall 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, they shall be thoroughly inspected for entrapped kit fox. Any kit fox so discovered shall be allowed to escape before field activities resume, or removed from the trench or hole by a qualified biologist and allowed to escape unimpeded.	Project	CDD			Prior to certificate of occupancy
<b>BR-23.</b> During the site-disturbance and/or construction phase, any pipes, culverts, or similar structures with a diameter of four inches or greater, stored overnight at the project site shall 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 during the construction phase a kit fox is discovered inside a pipe, that section of pipe will not be moved. If necessary, the pipe may be moved only once to remove it from the path of activity, until the kit fox has escaped.	Project	CDD			Prior to certificate of occupancy
<b>BR-24.</b> During the site-disturbance and/or construction phase, all food-related trash items such as wrappers, cans, bottles, and food scraps shall be disposed of only in closed containers. These containers shall be regularly removed from the site. Food items may attract San Joaquin kit foxes onto the project site, consequently exposing such animals to increased risk of injury or mortality. No deliberate feeding of wildlife shall be allowed.	Project	CDD			Prior to certificate of occupancy
<b>BR-25.</b> Prior to, during and after the site-disturbance and/or construction phase, use of pesticides or herbicides shall be in compliance with all local, State and Federal regulations. This is necessary to minimize the probability of primary or secondary	Project	CDD			Prior to certificate of occupancy

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poisoning of endangered species utilizing adjacent habitats, and the depletion of prey upon which San Joaquin kit foxes depend.					
<b>BR-26.</b> 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 shall 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 shall immediately notify the USFWS and CDFW by telephone. In addition, formal notification shall be provided in writing within three working days of the finding of any such animal(s). Notification shall include the date, time, location and circumstances of the incident. Any threatened or endangered species found dead or injured shall be turned over immediately to CDFW for care, analysis, or disposition.					
<b>BR-27.</b> Prior to final inspection, or occupancy, whichever comes first, should any long internal or perimeter fencing be proposed or installed, the applicant shall do the following to provide for kit fox passage:  i. If a wire strand/pole design is used, the lowest strand shall be no closer to the ground than 12 inches. ii. If a more solid wire mesh fence is used, 8" x 12" openings near the ground shall be provided every 100 yards. Upon fence installation, the applicant shall notify the City to verify proper installation. Any fencing constructed after issuance of a final permit shall follow the above guidelines					
<b>HYD-1:</b> Recycled Water. The project shall use recycled water when it becomes available for landscape irrigation and agricultural purposes.					
<b>HYD-2:</b> Well Metering. All on- and off-site wells permitted for use with this project shall have well meters installed per Public Works standards prior to recordation of the first subdivision map.					

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<p>T-1: Concurrent with recordation of the first phase of Tract 3069 map, the project will dedicate a 100 ft right-of-way for the Connection Road from Wisteria Lane to Airport Road consistent with the Vesting Tentative Tract Map Attachment 4, and additional right or way as necessary to accommodate a new intersection of the Connection Road to Airport Road consistent with exhibit XX.</p>					
<p>T-2: With the development of Tract 3069 install a new two-lane divided arterial street improvements as shown on the Vesting Tentative Tract Map, Attachment 4.</p>					
<p>T-3: Traffic Impact Fees shall be paid at time of occupancy for all new structures built within the project area.</p>					
<p>T-4: Concurrent with phase 1 subdivision improvements, Wisteria Lane will be striped and signed to establish Class II bike lanes from Golden Hill Road to the Connection Road.</p>					
<p>T-5: Concurrent with phase 1 subdivision improvements the Connection Road will be striped and signed with Class II bike lanes.</p>					
<p>CR-1: The applicant should retain the services of a qualified archaeologist to determine whether impacts to JVW-1, -2, or -3 will occur as a result of the activities proposed as part of the project modifications.</p>					
<p>CR-2: If the archaeologist demonstrates that direct impacts will result due to project modifications, a Phase II archaeological investigation should be conducted by a professional archaeologist to evaluate the eligibility of those portions of the archaeological deposits subject to impact for inclusion in the CRHR.</p>					

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<p><b>CR-3:</b> If that portion of the archaeological deposit is eligible for the CRHR, then the project should be modified to avoid impacting that portion. If impact avoidance is not feasible, a Phase III data recovery investigation should be conducted by a professional archaeologist to offset the loss of scientific data that will result from the disturbance of the deposit.</p>					
<p><b>CR-4:</b> For each investigation conducted pursuant to these recommendations (e.g., Phase II and Phase III), a report should be prepared to document the methods, analysis, and findings of the study. The report(s) would include Department of Parks and Recreation 523 update forms, to be filed with the CCIC.</p>					
<p><b>CR-5:</b> Step Nos. 1-4, above, should be implemented whenever a project modification results in proposed activities that would encroach on the 100-foot radius around JVW-1, -2, or -3.</p>					
<p><b>CR-6:</b> An Extended Phase I subsurface survey should be conducted by a qualified archaeologist to determine whether subsurface deposits associated with the isolated artifact are within proposed disturbance areas. If subsurface archaeological deposits are identified as a result of the Extended Phase I study, Phase II or Phase III excavation may be required.</p>					
<p><b>CR-7:</b> In addition to the site-specific measure provided above, and given the overall heightened sensitivity of the project area for the presence of archaeological cultural resources, it is recommended that prior to the issuance of a grading permit, an Archaeological Monitoring Plan (AMP) be developed for those areas of the project subjected to ground disturbance.</p>					
<p><b>CR-8:</b> If deposits of prehistoric or historical archaeological materials are encountered during project activities, all work within 25 feet of the discovery should be redirected, and a qualified archaeologist should be contacted to assess the</p>					

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situation, consult with agencies as appropriate, and make recommendations regarding the treatment of the discovery. The project proponent should also be notified. Project personnel should not collect or move any archaeological materials or humanremains and associated materials.					
<p><b>CR-9:</b> Impacts to archaeological deposits should be avoided by project activities. If such deposits cannot be avoided, they should be evaluated for their CRHR eligibility, under the direction of a qualified professional archaeologist, to determine if they qualify as a historical resource under CEQA.</p> <p>If the deposit is not eligible, a determination should be made as to whether it qualifies as a "unique archaeological resource" under CEQA. If the deposit is neither a historical nor unique archaeological resource, avoidance is not necessary. If the deposit is eligible for the CRHR, or is a unique archaeological resource, it will need to be avoided by project actions that may result in impacts, or such impacts must be mitigated. Mitigation may consist of, but is not limited to, recording the resource; recovery and analysis of archaeological deposits; preparation of a report of findings; and accessioning recovered archaeological materials at an appropriate curation facility. Publiceducational outreach may also be appropriate.</p>					
<p><b>CR-10:</b> Upon completion of the assessment, the archaeologist should prepare a report documenting the methods and results of the investigation, and provide recommendations for the treatment of the archaeological materials discovered. The report should be submitted to the client and theCCIC.</p>					
<p><b>CR-11:</b> Prehistoric materials can include flaked-stone tools (e.g., projectile points, knives, or choppers) or obsidian, chert, basalt, or quartzite tool-making debris; bone tools; culturally darkened soil (i.e., midden soil often containing heat-affected rock, ash and charcoal, shellfish remains, faunal bones, and cultural materials); and stone milling equipment (e.g., mortars, pestles, or handstones). Prehistoric sites often contain human remains. Historical materials can include wood, stone, concrete, or adobe footings, walls, and other structural remains; debris-filled wells or privies; and deposits of wood,</p>					

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glass, ceramics, metal, and other refuse.					
<b>CR-12:</b> If human remains are encountered during project activities, work within 25 feet of the discovery should be redirected and the San Luis Obispo County Coroner notified immediately. At the same time, an archaeologist should be contacted to assess the situation and consult with agencies as appropriate. The project proponent should also be notified. Project personnel should not collect or move any human remains and associated materials. If the human remains are of Native American origin, the Coroner must notify the NAHC within 24 hours of this identification. The NAHC will identify a Most Likely Descendant to inspect the site and provide recommendations for the proper treatment of the remains and associated grave goods.					
<b>CR-13:</b> Upon completion of the assessment, the archaeologist should prepare a report documenting the methods and results, and provide recommendations for the treatment of the human remains and any associated cultural materials, as appropriate and in coordination with the recommendations of the Most Likely Descendent. The report should be submitted to the County of San Luis Obispo and the CCIC.					

(add additional measures as necessary)

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