Q.2 - SUMMARY

Q.2.1 - Project Location

The sites selected for the various Preferred Project components are the same as the Proposed Project 4 sites that were evaluated in the Draft EIR. The gravity sewer collection system area is unchanged, although there have been a few design refinements to pump stations and force mains. The raw sewage conveyance pipeline from the Mid-town Pump Station to the proposed wastewater treatment plant and the treated effluent conveyance pipeline from the Tonini wastewater treatment plant site to the Broderson leachfield will be located within the shoulders of Los Osos Valley Road.

At the Tonini site, the Preferred Project replaces the facultative ponds included in Proposed Project 4 with an extended aeration treatment plant. Biolac® and oxidation ditches are two types of extended aeration treatment plants that the Design/Build contractor could propose during the Design/Build process. Although a Biolac® facility typically costs somewhat less to construct than an oxidation ditch, a Biolac® facility requires more acreage. Both the Biolac® and oxidation ditch layouts provide a 100-foot buffer between the treatment plant facilities and the existing nearby drainage channel to the east.

Effluent disposal for the Preferred Project, like Proposed Project 4, will be provided by a combination of 160 acre-feet per year (AFY) for water conservation measures, about 842 AFY at the Tonini sprayfields and 448 AFY at the Broderson leachfield.

Q.2.2 - Project Characteristics

The Preferred Project characteristics are similar to Proposed Project 4 on the Tonini site except for substituting the extended aeration treatment plant described for Proposed Projects 2 and 3 for the facultative ponds. In addition, the LOWWP engineering team has developed several preliminary design refinements since the Draft EIR was completed. These refinements are within the scope of the Draft EIR project design parameters, and they are described in Section Q.3. Because a Design/Build contractor will complete the LOWWP final design, the final design details, with the County's approval, will be subject to change. If any Design/Build changes differ significantly from the proposed projects covered by this EIR, supplemental environmental documentation may be required to evaluate some aspects of the final design, provide adequate public review of the proposed project's environmental impacts, and to support the permitting process.

Since the Draft EIR was prepared, the County's LOWWP team conducted additional geotechnical, biological, and cultural resource field studies at the Tonini site. The layout of the Tonini site has been refined as the engineering design has continued from conceptual design to prepare for the Design/Build process and to prepare the LOWWP Coastal Development Permit Application. Design refinements have been made in response to issues such as site constraints and operational requirements. A detailed discussion of the design refinements is provided in Section Q.3, and Table Q.5-1 provides a listing of the differences between the Preferred Project and Proposed Project 4.

Q.2.3 - Summary of Environmental Impacts and Mitigation Measures

Table Q.2-1 summarizes the potential environmental effects of the Preferred Project and Proposed Project 4 as well as identifies the recommended mitigation measures and level of significance after mitigation. Impacts that are noted in the summary, as "PSU" (potentially significant and unavoidable) will require the adoption of a statement of overriding considerations, if the project is approved as proposed (CEQA Section 15093). Impacts of the Preferred Project and Proposed Project 4 are classified as (1) NI, no impact; (2) LTS, less than significant impact and no mitigation measures are required; (3) PSM, potentially significant but mitigated; and (4) PSU, potentially significant and unavoidable. The mitigation measure numbers are listed for those impacts that are PSM and PSU, and the narratives of each of the mitigation measures are provided in Table Q.2-2.

Table Q.2-1: Summary of Environmental Impacts and Mitigation Measures

Impact	Project 4		Preferred Project	
	Combined Effect	Cumulative	Combined Effect	Cumulative
Section 5.1 - Land Use				
5.1-A: The project would not physically divide an established community	NI	NI	NI	NI
5.1-B: The project would not conflict with applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.	NI	NI	NI	NI
Section 5.2 - Groundwater Quality and Water Supply				
5.2-A: The proposed project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted.	LTS	NI	LTS	NI
5.2-B: The proposed project would not degrade groundwater quality.	LTS	NI	LTS	NI
5.2-C: The proposed project would not conflict with local programs or policies related to groundwater quality or water supply?	NI	NI	NI	NI
7Section 5.3 - Drainage and Surface Water Quality				
5.3-A: The proposed projects would not violate any water quality standards or waste discharge requirements.	LTS	NI	LTS	NI

Impact	Project 4		Preferred Project	
	Combined Effect	Cumulative	Combined Effect	Cumulative
5.3-B: The proposed projects would not substantially alter the existing drainage pattern or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site.	LTS	NI	LTS	NI
5.3-C: The proposed projects would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.	LTS	NI	LTS	NI
5.3-D: The proposed projects would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.	LTS	NI	LTS	NI
5.3-E: The proposed projects would not otherwise substantially degrade water quality.	LTS	NI	LTS	NI
5.3-F: The proposed projects would not place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.	NI	NI	NI	NI
5.3-G: The proposed projects would not place within a 100-year flood hazard area structures which would impede or redirect flood flows.	LTS	NI	LTS	NI
5.3-H: The proposed projects would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.	NI	NI	NI	NI

Impact	Project 4		Preferred Project	
	Combined Effect	Cumulative	Combined Effect	Cumulative
5.3-I: The proposed projects would be subject to inundation by seiche, tsunami, or mudflow.	LTS	NI	LTS	NI
5.3-J: The proposed projects would not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.	NI	NI	NI	NI
5.3-K: The proposed projects would require or result in the construction of minor new storm water drainage facilities or expansion of existing facilities. The construction of this minor facility would not cause significant environmental effects.	LTS	NI	LTS	NI
5.3-L: The proposed projects would not conflict with federal laws or local goals and policies relating to hydrology and water quality.	NI	NI	NI	NI
Section 5.4 - Geology				
5.4-A: The project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving a rupture of a known earthquake fault as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist.	NI	NI	NI	NI
5.4-B: The project could expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving a strong seismic ground-shaking.	PSM 5.4-B1	NI	PSM Q5.4-B1	NI
5.4-C: The project may expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving seismic-related ground failure, including liquefaction.	PSM 5.7.B-1, 5.4-C1 and 5.4-C2	PSM 5.7.B-1, 5.4-C1 and 5.4-C2	PSM Q5.7.B-1, Q5.4-C1 and Q5.4-C2	PSM Q5.7.B-1, Q5.4-C1 and Q5.4-C2
5.4-D: The project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving landslides.	NI	NI	NI	NI

Impact	Project 4		Preferred Project	
	Combined Effect	Cumulative	Combined Effect	Cumulative
5.4-E: The project could result in substantial soil erosion or the loss of topsoil.	PSM 5.4-E1 through 5.4-E3	PSM 5.4-E1 through 5.4-E3	PSM Q5.4-E1 through Q5.4-E3	PSM Q5.4-E1 through Q5.4-E3
5.4-F: The project could be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse.	PSM 5.4-F1	PSM 5.4-F1	PSM Q5.4-F1	PSM Q5.4-F1
5.4-G: The projects would be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property.	PSM 5.4-G1	PSM 5.4-G1	PSM Q5.4-G1	PSM Q5.4-G1
5.4-H: The project would not have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.	NI	NI	NI	NI
Section 5.5 - Biological Resources				
5.5-A: The project would have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.	PSM 5.5-A1 through 5.5-A16, and 5.5-C1 through 5.5-C3	LTS	PSM Q5.5-A1, Q5.5-A3 through Q5.5-A6, Q5.5-A8 through Q5.5-A16, and Q5.5-C1 through Q5.5-C3	LTS
5.5-B: The project would have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.	PSM 5.5-C1 through 5.5-C3, and 5.5-A7	LTS	PSM Q5.5-C1 through Q5.5-C3, Q5.5-A6, Q5.5-A8, Q5.5-A15 and A5.5-A16	LTS

Impact	Project 4		Preferred Project	
	Combined Effect	Cumulative	Combined Effect	Cumulative
5.5-C: The project would have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.	PSM 5.5-C1 through 5.5-C3, and 5.5-A7	LTS	PSM Q5.5-C1 through Q5.5-C3, and Q5.5-A7	LTS
5.5-D: The project would interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites.	PSM 5.5-A6 through 5.5-A8 and 5.5-C1 through 5.5-C3	LTS	PSM Q5.5-A1, Q5.5-A3, Q5.5-A6, Q5.5-A8 and Q5.5-C1 through Q5.5-C3	LTS
5.5-E: The project would conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.	PSM 5.5-A1 through 5.5-A16, and 5.5-C1 through 5.5-C3	LTS	PSM Q5.5-A1, Q5.5-A3 through Q5.5-A6, Q5.5-A8 through Q5.5-A16, and Q5.5-C1 through Q5.5-C3	LTS
5.5-F: The project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.	NI	NI	NI	NI
Section 5.6 - Cultural Resources				
5.6-A: The project would not cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5.	LTS	LTS	LTS	LTS
5.6-B: The project would cause a substantial adverse change in the significance of an archaeological resource pursuant to section 15064.5.	PSM 5.6-B1 through 5.6-B8	PSM 5.6-B1 through 5.6-B8	PSM Q5.6-B1, Q5.6-B2, and Q5.6-B6 through Q5.6-B8	PSM Q5.6-B1, Q5.6-B2, and Q5.6-B6 through Q5.6-B8

Impact	Project 4		Preferred Project	
	Combined Effect	Cumulative	Combined Effect	Cumulative
5.6-C: The project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.	PSM 5.6-C1	NI	PSM Q5.6-C1	NI
5.6-D: The project would disturb human remains, including those interred outside of formal cemeteries.	PSM 5.6-D1 through 5.6-D3	PSM 5.6-D1 through 5.6-D3	PSM Q5.6-B1, Q5.6-B2, and Q5.6-B6 through Q5.6-B8	PSM Q5.6-B1, Q5.6-B2, and Q5.6-B6 through Q5.6-B8
5.6-E: The project would conflict with the California Coastal Act of 1976, Section 30244.	PSM 5.6-B1 through 5.6-B8	PSM 5.6-B1 through 5.6-B8	PSM Q5.6-B1, Q5.6-B2, and Q5.6-B6 through Q5.6-B8	PSM Q5.6-B1, Q5.6-B2, and Q5.6-B6 through Q5.6-B8
Section 5.7 - Public Health and Safety				
5.7-A: The proposed project could result in exposing residents, visitors, and construction personnel to health hazards from the routine transport, use, or disposal of hazardous materials during construction activities.	PSM 5.7-A1	NI	PSM Q5.7-A1	NI
5.7-B: The proposed wastewater facilities could result in exposing offsite residents and visitors to health hazards from the routine transport, use, or disposal of hazardous materials.	PSM 5.7-B1	NI	PSM Q5.7-B1	NI
5.7-C: The project could create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the hazardous materials into the environment.	PSM 5.7-B1	NI	PSM Q5.7-B1	NI
5.7-D: The project may create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions.	PSM 5.7-D1	NI	PSM Q5.7-D1	NI
5.7-E: The project could emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school.	PSM 5.7-B1	NI	PSM Q5.7-B1	NI

Impact	Project 4		Preferred Project	
	Combined Effect	Cumulative	Combined Effect	Cumulative
5.7-F: The project would not be located on a site that is included on a list of hazardous materials site compiled pursuant to Government Code Section 65962.5 and, as a result, would not create a significant hazard to the pubic or the environment.	NI	NI	NI	NI
5.7-G: For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, the project would not result in a safety hazard for people residing or working the project area.	NI	NI	NI	NI
5.7-H: For a project within the vicinity of a private airstrip, the project would not result in a safety hazard for people residing or working in the project area.	NI	NI	NI	NI
5.7-I: The project would not impair the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.	NI	NI	NI	NI
5.7-J: The project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.	LTS	NI	LTS	NI
5.7-K: The proposed projects would not conflict with local goals and policies relating to public health and safety.	NI	NI	NI	NI
Section 5.8 - Traffic and Circulation				
5.8-A: The Proposed Project would cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system or either individually or cumulatively exceed a level of service standard established by the county congestion management agency for designated roads or highways.	PSM 5.8-A1	LTS	PSM Q5.8-A1	LTS

Impact	Project 4		Preferred Project	
	Combined Effect	Cumulative	Combined Effect	Cumulative
5.8-B: The project would result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.	NI	NI	NI	NI
5.8-C: The project may substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment).	PSM 5.8-A1	NI	PSM Q5.8-A1	NI
5.8-D: The project would result in adequate emergency access.	LTS	NI	LTS	NI
5.8-E: The project would result in adequate parking capacity.	NI	NI	NI	NI
5.8-F: The project would conflict with adopted policies, plans, or programs supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	PSM 5.8-A1	NI	PSM Q5.8-A1	NI
5.8-G: The project would not conflict with local goals and policies relating to traffic and transportation.	PSM 5.8-A1	NI	PSM Q5.8-A1	NI
Section 5.9 - Air Quality				
5.9-A: The project would not conflict with or obstruct implementation of the applicable air quality plan.	NI	NI	NI	NI
5.9-B: The project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation.	LTS	LTS	LTS	LTS
5.9-C: The project may result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or State ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors).	PSM 5.9-C1 through 5.9-C5	PSM 5.9-C1 through 5.9-C5	PSM Q5.9-C1 through Q5.9-C5	PSM Q5.9-C1 through Q5.9-C5

Impact	Project 4		Preferred Project	
	Combined Effect	Cumulative	Combined Effect	Cumulative
5.9-D: The project may expose sensitive receptors to substantial pollutant concentrations.	PSM 5.9-C1, 5.9-C2 and 5.9-C4	LTS	LTS	LTS
5.9-E: The project would not create objectionable odors affecting a substantial number of people.	LTS	NI	LTS	NI
5.9-F: The project would not result in an increase in greenhouse gas emissions that would significantly hinder or delay the State's ability to meet the reduction targets contained in AB 32.	LTS	LTS	LTS	LTS
5.9-G: The project would not conflict with local goals and policies relating to air quality.	NI	NI	NI	NI
Section 5.10 - Noise				
5.10-A: The project would result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies and result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.	PSM 5.10-A2 and 5.10-A3	LTS	PSM Q5.10-A2 and Q5.10-A3	LTS
5.10-B: The project would expose people to or generation of excess groundborne vibration or groundborne noise levels.	PSM 5.10-B1	LTS	PSM Q5.10-B1	LTS
5.10-C: The project would result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.	PSM 5.10-C1 and 5.10-C2	NI	PSM Q5.10-C1 and Q5.10-C2	NI
5.10-D: For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, the project would not expose people residing or working in the project area to excessive noise levels.	NI	NI	NI	NI

Impact	Project 4		Preferred Project	
	Combined Effect	Cumulative	Combined Effect	Cumulative
5.10-E: For a project within the vicinity of a private airstrip, the project would not expose people residing or working in the project area to excessive noise levels.	NI	NI	NI	NI
5.10-F: The project would be consistent with the General Plan goals and policies.	PSM 5.10-A1 through 5.10-A3	NI	PSM Q5.10-A1 through Q5.10-A3	NI
Section 5.11 - Agricultural Resources				
5.11-A: The project would convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use, and pursuant to standards established by the California Coastal Commission.	PSU 5.11-A1	PSU 5.11-A1	PSU Q5.11-A1	PSU Q5.11-A1
5.11-B: The project would not conflict with existing zoning for agricultural use, or a Williamson Act contract.	PSU 5.11-B1	PSU 5.11-B1	PSU Q5.11-B1	PSU Q5.11-B1
5.11-C: The project would not involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.	NI	NI	NI	NI
5.11-D: The proposed project would not conflict with the local goals and policies protecting agricultural resources.	NI	NI	NI	NI
Section 5.12 - Visual Resources				
5.12-A: The project would not have a substantial adverse effect on a scenic vista.	LTS	NI	LTS	NI
5.12-B: The project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.	NI	NI	NI	NI

Impact	Project 4		Preferred Project	
	Combined Effect	Cumulative	Combined Effect	Cumulative
5.12-C: The project would substantially degrade the existing visual character or quality of the site and its surroundings.	PSM 5.12-C1 through 5.12-C3	NI	PSM Q5.12-C1 through Q5.12-C3	NI
5.12-D: The project would create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.	PSM 5.12-D1	NI	PSM Q5.12-D1	NI
5.12-E: The project would not affect designation of LOVR as a County Scenic Corridor Design Area.	LTS	NI	LTS	NI
5.12-F: The project would locate structures that would disrupt views of Ag zoned parcels from LOVR.	PSM 5.12-F1 through 5.12-F3	NI	PSM Q5.12-F1 through Q5.12-F3	NI
5.12-G: The proposed projects would not conflict with local goals, policies and ordinances relating to visual resources.	NI	NI	NI	NI
Section 5.13 - Environmental Justice				
5.13-A: The proposed project would not have adverse environmental impacts that are appreciably more severe in magnitude or predominately borne by households with low-income or minority populations.	NI	NI	NI	NI
5.13-B: The proposed project would not conflict with any applicable environmental justice goals and policies of an agency with jurisdiction over the project.	NI	NI	NI	NI

Table Q.2-2: Mitigation Measures Summary Table

Mitigation Number	Mitigation Measure
Section 5.4: Geology	
Q5.4-B1	Prior to the approval of building plans for each proposed facility, the design of each facility shall be based on a facility-specific geotechnical report prepared by a California registered geotechnical engineer and professional geologist. The geotechnical report shall provide seismic data for use with at least the minimum requirements of the California Building Code (2007), as adopted by the County of San Luis Obispo.
Q5.4-C1	Prior to approval of the improvement plans for the proposed facilities that are part of the collection system and at the treatment plant site, a geotechnical report that addresses liquefaction hazards shall be prepared and approved by the County of San Luis Obispo. The geotechnical report shall state the recommended actions for the collection system and treatment plant site so that potential impacts from seismically-induced liquefaction would be reduced to less than significant.
Q5.4-C2	Prior to approval of improvement plans, an Emergency Response Plan (ERP) shall be prepared as part of the operation and maintenance plan for the proposed collection system. The ERP shall recognize the potential for liquefaction, seismic hazards and ground lurching, to impact the pipeline or other proposed facilities, and specific high hazard areas shall be inspected for damage following an earthquake. "Soft Fixes" shall be incorporated in the ERP. Soft fixes typically consist of having a plan in-place to address the hazards, such as can be achieved by storing supplies and equipment for repair.
Q5.4-E1	Prior to the approval of grading plans for each facility, erosion control measures shall be incorporated into the grading plans to minimize the potential for erosion or loss of top soil during grading to the satisfaction of the County of San Luis Obispo.
Q5.4-E2	Prior to the approval of grading plans for each facility, vegetation/landscaping shall be provided on the graded cut and fill slopes to reduce the long-term potential for soil erosion or loss of topsoil to the satisfaction of the County of San Luis Obispo.
Q5.4-E3	Prior to the approval of grading plans for each facility, the plans shall provide for the control of surface water away from slopes to the satisfaction of the County of San Luis Obispo.
Q5.4-F1	Prior to approval of the improvement plans for the proposed facilities, a geotechnical report that addresses the potential for lateral spreading, ground subsidence, and ground lurching and provides measures to reduce potential impacts to less than significant shall be prepared and approved by the County of San Luis Obispo.
Q5.4-G1	Prior to approval of improvement and building plans for the proposed collection system facilities, facilities at the treatment plant site, and facilities at Broderson, a design-level geotechnical report shall be prepared that addresses and reduces potential expansive soil impacts to less than significant. The expansive soil data shall be used with the requirements of the California Building Code (2007), as adopted by the County of San Luis Obispo.
Section 5.5: Biological Resources	
Q5.5-A1	The proposed project may affect federally-listed species (including Morro shoulderband snail and California red-legged frog) and as such, the EPA shall initiate formal consultation with USFWS pursuant to Section 7(a)(2) of the federal ESA. All mandatory terms and conditions, and reasonable and prudent measures pertaining to incidental take prescribed within the Biological Opinion and Nationwide Permit for the project the shall be fulfilled and implemented.
Q5.5-A2	No longer required.
Q5.5-A3	A worker education program and clearly defined operations procedures shall be prepared prior to project construction. The worker education program and operations procedures shall be implemented by the County throughout the duration of construction. A biologist approved by the USFWS shall be retained to provide construction personnel specific instruction on general detection and avoidance of sensitive resources during construction. The worker education program shall include: descriptions and

Mitigation Number	Mitigation Measure
	pictures of listed species; the provisions of the Endangered Species Act; those specific measures being implemented to conserve listed species as they relate to the project; and the project boundaries within which the work will occur.
Q5.5-A4	Prior to construction, a biologist authorized by the USWFS shall conduct intensive surveys to identify and relocate all Morro shoulderband snails within the proposed impact area on the Broderson and Mid-town properties, and all suitable habitat areas within the proposed collection system. Only USFWS authorized biologists shall survey for, monitor, handle, or relocate Morro shoulderband snails. A biologist authorized by the USFWS shall be retained to monitor all construction activities that will take place within suitable habitat for the Morro shoulderband snail. Monitoring activities shall be required daily until completion of initial disturbance at each construction area. The monitoring biologist shall be granted full authority to stop work at his or her discretion. The monitoring biologist shall be responsible for implementing avoidance and minimization measures during construction. The monitoring biologist shall stop work if project-related activities occur outside the demarcated boundaries of the construction footprint. The monitoring biologist shall stop work if any Morro shoulderband snails are detected within the proposed construction footprint, and shall implement measures to relocate them to suitable habitat out of harms way prior to construction activities resuming. If no suitable habitat opportunities are available in the immediate vicinity of the construction footprint, salvaged and relocated specimens may also be transported to an offsite location approved by the USFWS. The County shall provide a written report to USFWS within 90 days following the completion of the proposed project. The report must document the number of Morro shoulderband snails removed and relocated from project areas, the locations of all Morro shoulderband snail relocations, and the number of Morro shoulderband snails known to be killed or injured. The report shall contain a brief discussion of any problems encountered in implementing minimization measures, results of biological surveys, observations, and any other pertinent information such as the acreages affected and restored, or undergoing restoration, of each habitat type.
Q5.5-A5	The County shall provide funding for on-going recovery activities for the Morro Bay kangaroo rat conducted by California Polytechnic State University San Luis Obispo and the USFWS (through recovery permit holder Dr. Francis Villablanca) to ensure avoidance of the species during project construction and operation. Recovery activities on the Tonini property shall include only protocol-level surveys and trapping according methodologies approved by the USFWS and CDFG within all suitable habitat areas considered for sprayfields for the Preferred Project. If the species is determined to be present, the County shall adjust the sprayfield boundaries to avoid the habitat in accordance with a "no take agreement". Prior to construction, the County shall formalize a "no take agreement" with the CDFG for the Morro Bay kangaroo rat. The "no take agreement" shall detail measures to avoid the species through sprayfield redesign, exclusion fencing, and other measures as necessary dependant upon the results of the protocol-level surveys and trapping conducted on the Tonini property. The "no take agreement' shall also outline a monitoring and contingency plan for the Broderson leachfield, as on-going maintenance of the leachfield may create suitable Morro Bay kangaroo rat habitat.
Q5.5-A6	All construction activities across Los Osos Creek shall be restricted to low-flow periods of June 15 through November 1. If the channel is dry, construction can occur as early as June 1. Restricting construction activities to this work window will minimize impacts to migrating adult and smolt steelhead, if present. Prior to construction, the County shall retain a qualified biological monitor to be on site during all stream crossing activities associate with Los Osos Creek. The biological monitor will be authorized to halt construction if impacts to steelhead are evident. Prior to construction, a spill prevention plan for potentially hazardous materials shall be prepared and implemented. The plan shall include the proper handling and storage of all potentially hazardous materials, as well as the proper procedures for cleaning up and reporting of any spills. If necessary, containment berms shall be constructed to prevent spilled materials from reaching the creek channel.

Mitigation Number	Mitigation Measure
	Prior to construction, silt fencing shall be installed in all areas where construction occurs within 100 feet of known or potential steelhead habitat. All silt fencing, erosion control and landscaping specifications shall only include natural-fiber, biodegradable products for meshes and coir rolls to minimize impacts to species and the environment during use. During construction, spoil sites shall be restricted to upland locations so they do not drain directly into Los Osos Creek. If a spoil site drains into a water body, catch basins shall be constructed to intercept sediment before it reaches the channels. If required, spoil sites shall be graded to reduce the potential for erosion. During construction, equipment and materials shall be stored at least 50 feet from Los Osos Creek. No debris such as trash and spoils shall be deposited within 100 feet of waterways. Staging and storage areas for equipment, materials, fuels, lubricants and solvents, shall be restricted to locations outside of the stream channel and banks. Stationary equipment such as motors, pumps, generators, compressors and welders, located within or adjacent to the stream shall be positioned over drip pans at all times. Any equipment or vehicles driven and/or operated within or adjacent to the stream shall be checked and maintained daily to prevent leaks of materials that if introduced to water could be deleterious to aquatic life. Vehicles shall be moved away from the stream prior to refueling and lubrication. During construction, proper and timely maintenance for all vehicles and equipment used shall be provided to reduce the potential for mechanical breakdowns leading to a spill of materials into or around the creek. Maintenance and fueling shall be restricted to safe areas away from Los Osos Creek that meet the criteria set forth in the spill prevention plan. Immediately following construction, all construction work areas shall be restored to pre-construction channel conditions, including streambed composition, compaction, and gradient. If required, channel banks shall be returned to original grade slope and appropriate bank stabilization techniques shall be implemented to reduce the potential for erosion and sedimentation. A plan describing pre-project conditions and restoration methods shall be prepared prior to construction. Immediately following construction, all appropriate construction work areas will be revegetated with an appropriate assemblage of native upland vegetation, and if necessary, riparian vegetation, suitable for the area. A plan describing pre-project conditions, restoration and monitoring success criteria shall be prepared prior to construction.
Q5.5-A7	No longer required.
Q5.5-A8	Prior to project construction, the County shall retain a qualified biologist to conduct pre-construction surveys for the California red-legged frog according to protocol approved by the USFWS. Surveys shall be conducted within all areas that at are determined to contain suitable habitat for this species and that occur within 100 feet of proposed construction, or at a distance determined through USFWS consultation. To avoid potential timing conflicts with the California red-legged frog breeding period, construction activities in the vicinity of California red-legged frog habitat shall be completed between April 1 and November 1. This measure shall apply to construction activities on the Tonini property, at the Turri Road bridge and Warden Creek crossing, at the Los Osos Valley Road bridge and Los Osos Creek crossing, and all other areas determined during pre-construction surveys to contain suitable habitat for the species, including areas that occur within 100 feet of proposed construction, or at a distance determined through USFWS consultation. Prior to construction, the County shall retain a USFWS-approved biologist to permanently remove any individuals of exotic species, such as bullfrogs, crayfish, and centrarchid fishes from the project area, to the maximum extent possible. The USFWS-approved biologist will be responsible for ensuring his or her activities are in compliance with the California Fish and Game Code. Prior to construction, the County shall retain a USFWS–approved biologist to conduct a training session for all construction personnel. At a minimum, the training shall include a description of the California red-legged frog and its habitat, the importance of the California red-legged frog and its habitat, the general measures that are being implemented to conserve the California red-legged frog as they relate to the project, and the boundaries within which the project may be accomplished.

Mitigation Number	Mitigation Measure
	Prior to construction, the County shall retain a USFWS-approved biologist responsible for monitoring construction activities. Ground disturbance shall not be authorized to begin until written approval is received from the USFWS that the biologist is qualified to conduct the work. Only USFWS-approved biologists will participate in activities associated with the capture, handling, and monitoring of California red-legged frog. To ensure that diseases are not conveyed between work sites by the USFWS-approved biologist, the fieldwork code of practice developed by the Declining Amphibian Populations Task Force shall be followed at all times. A USFWS-approved biologist shall be present at the active work sites until such time that the initial survey for California red-legged frogs, instruction of workers, and (upland) habitat disturbance have been completed. After this time, the contractor or permittee shall designate a qualified person to monitor on-site compliance with all minimization measures. The USFWS-approved biologist shall ensure that this individual receives appropriate training as to the identification of frogs, potential hazards to the species, inappropriate and allowable work activities, and appropriate contacts for immediate, professional biological support. During work activities, all trash that may attract predators shall be properly contained, removed from the work site and disposed of regularly. Following construction, all trash and construction debris shall be removed from work areas. All fueling and maintenance of vehicles and other equipment and staging areas shall occur a minimum of 100 feet from all open water, stream, wetland, and riparian habitat. The permittee shall ensure that contamination of habitat does not occur during such operations. Prior to the onset of work, the EPA shall ensure that the permittee has prepared a plan to allow a prompt and effective response to any accidental spills. Wet weather storage ponds shall be maintained as to not attract bullfrogs. This will include allowing the ponds to go dry during the summer to disrupt any breeding activity by bullfrogs. The County shall monitor wet weather storage ponds for bullfrog activity. Streams and tributaries to Warden Creek on the Tonini property shall be restored to provide improved habitat for the California red-legged frog. Drainages currently devoid of riparian vegetation shall be revegetated with native riparian canopy and emergent species to provide additional shade, cover, and breeding habitat. Current practices of removing vegetation within and adjacent to the existing streams and tributary waters to Warden Creek on the Tonini preprty shall cease.
Q5.5-A9	The proposed project shall avoid Monarch butterfly winter roost habitats where feasible. If the proposed project will impact potential winter roost habitat, a qualified biologist with expertise in positively identifying the Monarch butterfly and winter roosting behavior shall conduct preconstruction surveys within all suitable habitat that occurs within the proposed impact area during the months of October through February. All potential roost sites that have a potential to be impacted as a result of construction activities shall be fenced and avoided. No construction activities shall be permitted in the vicinity (within 500 feet) of potential roost sites during the winter roosting months.
Q5.5-A10	Prior to construction activities on the Broderson and Mid-town properties, a qualified biologist shall be retained to identify and demarcate all host silver dune lupine (Lupinus chamissonis) shrubs that occur within the impact area. The qualified biologist shall inspect each host lupine for the presence of any Morro blue butterfly eggs, larvae, or pupae. In an effort to avoid mortality of butterfly eggs, larvae, or pupae prior to the onset of adult emergence, any host lupine specimens determined to contain eggs, larvae, or pupae shall be considered for relocation outside of the impact area and within suitable coastal dune scrub habitat on either the Broderson or Mid-town properties. Any planting and restoration efforts proposed as mitigation for the project shall include silver dune lupine within the plant palette to encourage the species to continue to use the area.

Mitigation Number	Mitigation Measure
Q5.5-A11	If any construction activities are proposed during the general bird breeding season (February 1 through August 31), a pre-construction survey shall be conducted by a qualified biologist within 10 calendar days prior to the onset of construction activities to identify any active non-raptor bird nests within 250 feet of the proposed impact area. If an active nest is identified during the pre-construction survey, a minimum no-disturbance buffer of 250 feet shall be delineated around active nests until the breeding season has ended or until a qualified biologist has determined that the birds have fledged and are no longer reliant upon the nest or parental care for survival. For sensitive species, including Allen's hummingbird, yellow warbler, and loggerhead shrike, the distance and placement of the construction avoidance shall be a minimum of 250 feet unless otherwise determined through consultation with the CDFG.
Q5.5-A12	If any construction activities are proposed during the general raptor breeding season (February 1 through August 31), a pre-construction survey shall be conducted by a qualified biologist within 10 calendar days prior to the onset of construction activities to identify any active raptor nests within 500 feet of the proposed impact area. If an active raptor nest is identified during the pre-construction survey, a minimum no-disturbance buffer of 500 feet shall be delineated around active nests until the breeding season has ended or until a qualified biologist has determined that the birds have fledged and are no longer reliant upon the nest or parental care for survival. Pursuant to Section 2050 of the CFG Code, the CDFG will not permit any impacts to the California state fully protected raptor white-tailed kite. If an active nest or breeding territory is detected during preconstruction surveys for nesting birds, no construction activities shall take place within 500 feet of the location of the active nest. The area shall be completely avoided and fenced to allow for an adequate buffer from construction activities. A qualified biologist shall be retained to monitor the activity of the nest during the breeding season until it is determined that the nest is no longer active (i.e. all young have fledged the nest and no individual kites are dependent on the nest).
Q5.5-A13	Prior to project construction and within all areas on the Broderson property that contain suitable habitat for the Monterey spineflower, a qualified biologist shall be retained to conduct botanical surveys to Monterey spineflower presence. Surveys shall be conducted during the local blooming period for the species, which typically occurs between April and June, and according to recommendations and guidelines prepared by the USFWS, CDFG, and CNPS. If positively identified, all specimens shall be clearly demarcated with flagging, and avoided to the maximum extent feasible during construction. A qualified monitoring biologist shall be retained to monitor all construction activities in the immediate vicinity (within 25 feet) of any flagged specimens that will not be removed as a result of construction activities. If specimens are positively identified within the leachfield impact area, the seeds of those specimens shall be collected and sown within suitable habitat located outside of the leachfield impact area and within the Broderson property. The County shall provide a written report to USFWS within 90 days following the completion of the project. The report shall document the number of Monterey spineflower specimens removed from project areas, the locations of areas seeded with Monterey spineflower seeds, and the number of Monterey spineflower specimens found to be dead or damaged as a result of construction activities. The report shall contain a brief discussion of any problems encountered in implementing minimization measures, results of biological surveys, observations, and any other pertinent information such as the acreages affected and restored, or undergoing restoration, of each habitat type.
Q5.5-A14	The proposed project shall minimize to the maximum extent feasible any potential impacts to non-listed plant and lichen species designated as sensitive by the CNPS, including Blochman leafy daisy, saint's daisy, San Luis Obispo wallflower, curly-leafed monardella, dune almond, spiraled old man's beard, Los Osos black and white lichen, long-fringed parmotrema, and splitting yarn lichen. The County shall retain a qualified biologist to conduct botanical surveys within suitable habitat on the Broderson and Mid-town properties to identify all sensitive plant and lichen species within and in the immediate vicinity of the impact areas. Surveys shall be conducted during the local blooming periods for each species, where applicable, and according to recommendations and guidelines prepared by the USFWS, CDFG, and CNPS. All specimens shall be clearly demarcated with flagging and avoided to the maximum extent feasible during construction.

Mitigation Number	Mitigation Measure
Q5.5-A15	Prior to project construction, land containing coastal dune scrub and maritime chaparral habitat shall be acquired on the Broderson property that is sufficient to compensate the loss of habitat for the Morro shoulderband snail and other sensitive species on the Broderson and Mid-town properties, and sensitive areas in the collection system. Seventy-three acres of the Broderson property not used for the proposed leachfields would be preserved in perpetuity and granted to an appropriate agency or conservation organization with the responsibility of management and monitoring the preserve as determined during agreements with USFWS, CDFG, and the County. A long-term management and monitoring program shall be prepared. The County shall be responsible for the allocation of appropriate funding for the long-term management and monitoring of the mitigation land.
Q5.5-A16	Immediately following construction of the leachfields within the Broderson property, the disturbance area and all existing and unaffected coastal sage scrub (or coastal dune scrub) within the property shall be restored, enhanced, and maintained to promote the land's function and value as suitable habitat for sensitive plants and wildlife that are local or endemic to the area. Restoration and enhancement efforts, including at minimum, seeding with native plant species and eradication of exotic non-native plant species, shall be repeated immediately following all long-term maintenance activities resulting in temporary disturbance of the leachfields. This shall be applied to the ripping and backfilling activities that will be required every 5 to 10 years to maintain the leachfield function. Restoration activities shall be conducted according to a Restoration Plan or similar plan specifically prepared for the effort and approved by USFWS, CDFG, and/or the CNPS. The Restoration Plan shall require at minimum, a description of the prescribed restoration and methodology, feasibility and likelihood for success, and a schedule and program for maintenance, monitoring and reporting the progress of the restoration effort. All restoration activities shall be conducted by qualified personnel with expertise in restoration ecology and knowledge of sensitive plant and wildlife species in the area. The restoration effort shall include the implementation of a seed collection program to gather seeds to be used during restoration from native sources. The seed collection program shall be prepared for approval by the County prior to project construction activities. The seed collection program shall include the use of native plants that will be removed as a result of the project, including but not limited to: mock heather (*Ericameria ericoides*), silver dune lupine (*Lupinus chamissonis*), California sagebrush (*Artemisia californica*), black sage (*Salvia mellifera*), bush monkey flower (*Mimulus aurantiacus*), and deerweed (*Lotus scoparius*). Collection shall take place by qualified personnel with expertise in botanical resources during the appropriate time of year for seed production and harvesting. Unless otherwise determined during consultation with the USFWS, the restoration effort shall be monitored against permanence standards for a minimum of five years, or until the first ripping event for the restored areas within the leachfield area, after which the maintenance and monitoring of the restored areas shall be covered within specific management directives contained within a Resource Management Plan. The performance standards shall include, at minimum, at least 80 percent native plant species coverage and no greater than 1 percent coverage of invasive non-native plant species (e.g. pampass grass, veldt grass). At minimum, the restored areas must demonstrate a continued ability to support the functions and values necessary to sustain the Morro shoulderband snail. Quarterly monitoring shall be conducted for the first two years of the restoration effort, with annual monitoring efforts to follow for the remaining three years. All monitoring and maintenance of restoration areas shall be conducted by qualified personnel with expertise in botanical resources and knowledge of sensitive species that occur in the local area, including the Morro shoulderband snail, Morro Bay kangaroo rat, and Morro blue butterfly. The County shall provide annual reports to the USFWS documenting the results of all restoration and monitoring activities. Annual reports shall be provided to the USFWS for a minimum of five years or until it is determined by the USFWS that requisite performance criteria have been met. These reports should include any noted changes in the plant community structure or composition or surface hydrology down-slope of the Broderson leachfields, in addition to other requirements as determined through USFWS consultation and stipulated within permit conditions. All on-going and long-term restoration, enhancement, and maintenance of preserve lands on the Broderson property shall be implemented according to a Resource Management Plan or similar mitigation and monitoring plan that may be developed during consultation with the USFWS. The Resource Management Plan shall include management

Mitigation Number	Mitigation Measure
	directives that are specific to the preserve and the resources present. The Resource Management Plan shall include measures for the removal and eradication of invasive exotic plant species known to occur in the local area, including veldt grass and pampas grass. Activities that involve the removal of invasive species should not result in unnecessary trampling or removal of native species, and techniques for invasive removal shall be least damaging to native species.
Q5.5-C1	Prior to project approval, an application for a Nationwide or Individual Permit shall be submitted by the County to the United States Army Corps of Engineers (USACE) pursuant to Section 404 of the Clean Water Act (CWA). If required, the County shall obtain a Nationwide or Individual Permit from the USACE for any impacts, temporary and permanent, to any areas within the proposed project which are determined to qualify as jurisdictional waters and wetlands of the U.S. The County shall implement all required conditions and special considerations stipulated within the Nationwide or Individual Permit during all relevant phases of development.
Q5.5-C2	Prior to project approval, an application for a Water Quality Certification shall be submitted by the County to the Central Coast RWQCB pursuant to Section 401 of the CWA and State Porter-Cologne Water Quality Act. If required, a Water Quality Certification shall be obtained from the Central Coast RWQCB for any impacts, temporary and permanent, to any areas within the proposed project which are determined to qualify as jurisdictional waters of the State. The County shall implement all required conditions and special considerations stipulated within the Water Quality Certification during all relevant phases of development.
Q5.5-C3	Prior to project approval, a Notification of Lake or Streambed Alteration shall be submitted by the County to the CDFG pursuant to CFG Code Section 1602. If required, a Streambed Alteration Agreement shall be obtained from the CDFG for any impacts, temporary and permanent, to any areas within the proposed project which are determined to qualify as jurisdictional streambed or riparian habitat. The County shall implement all required conditions and special considerations stipulated within the Streambed Alteration Agreement during all relevant phases of development.
Section 5.6: Cultural Resources	
Q5.6-B1	Avoidance of cultural resources is the paramount mitigation measure to protect cultural resources potentially impacted during project development.
Q5.6-B2	A Treatment Plan shall be prepared that would detail the extensive scope of the proposed project, establish site types with corresponding levels of effort for mitigation, and detail data recovery and monitoring plans for the extent of the proposed project. The former Treatment Plan (Far Western 2001) prepared for the wastewater project shall be adapted and modified where appropriate for the current project.
Q5.6-B3	No longer required.
Q5.6-B4	If avoidance of recorded archaeological sites within any portion of the approved project design (Draft EIR Exhibit 5.6-4 and Exhibit 5.6-8) is not possible through project redesign, a phased program of site testing shall be undertaken to establish boundaries and evaluate the resources' potential eligibility to the California Register of Historical Resources under CEQA and the National Register of Historic Places under NEPA. If a site is determined ineligible, no further work is required. If a site is determined eligible, data recovery excavations shall be required to mitigate adverse effects incurred from project development.
Q5.6-B5	No longer required.
Q5.6-B6	Preconstruction monitoring shall occur in areas ranked as high in sensitivity for buried deposits. Mechanical backhoe trenching shall be conducted within the sensitive areas where any construction impacts will occur and shall be monitored by a qualified geoarchaeologist. Any identified intact deposits will be evaluated, and any deposits determined to be eligible to the California Register and/or National Register shall require project redesign to avoid impacts, or data recovery to mitigate unavoidable impacts.
Q5.6-B7	While prior survey, excavation, and monitoring have been conducted for the majority of the collection system in the community of Los Osos, redesign in the placement of pipelines and location of pump stations and other facilities requires additional consideration. Areas of high archaeological sensitivity, including the locations of human burials, have been identified. Continued avoidance or addition testing, monitoring, and/or data recovery shall be required to reduce impacts to a less-than-significant level.

Mitigation Number	Mitigation Measure
Q5.6-B8	As full analysis, processing, documentation, curation, and reporting of the project collections were not achieved because of the stop-work order on the 2005 wastewater project. These tasks shall be completed by qualified archaeologists as an important mitigation effort for overall project impacts and to fulfill requirements associated with past Section 106 consultations. Study findings shall be made available to the general public and local Native Americans, as well as to the scientific community.
Q5.6-C1	Although unlikely, should any vertebrate fossils or potentially significant finds (e.g., numerous well-preserved invertebrate or plant fossils) be encountered by anyone working on the site, all activities in the immediate vicinity of the find are to cease until a qualified paleontologist evaluates the find for its scientific value. If deemed significant, the paleontological resource(s) shall be salvaged and deposited in an accredited and permanent scientific institution where they will be properly curated and preserved for the benefit of current and future generations.
Q5.6-D1	A Memorandum of Agreement has been prepared for the treatment and disposition of human remains and associated burial items. This document lays out the procedures agreed upon by interested local Native Americans and stipulated under State law, including proper and respectful handling of remains, identification of reburial areas, acceptable analyses, and resolution of conflicts. It includes a list of Most Likely Descendents approved by the Native American Heritage Commission; these individuals are signatories on the Agreement.
Q5.6-D2	For sites with known human remains or which have a potential for human remains, pre-construction excavations shall take place within the direct impact areas to insure that no human remains are present.
Q5.6-D3	If human remains are encountered within the project area, the County shall be responsible for complying with provisions of Public Resources Code Sections 5097.98 and 5097.99, and 7050.5 of the California Health and Safety Code, as amended by Assembly Bill 2641. Restrictions or procedures for excavation, treatment, or handling of human remains shall be established in consultation with the individuals designated by the Native American Heritage Commission as the Most Likely Descendents.
Section 5.7: Public Health and Safety	
Q5.7-A1	Prior to any onsite construction activities at the proposed treatment plant sites, soils shall be sampled and analyzed by a licensed engineer or geologist approved by the County of San Luis Obispo Health Department to determine the level of residue for pesticides, herbicides, chemicals, and associated metals. If residues are found to be within acceptable amounts in accordance with the San Luis Obispo County Health Department (SLOCHD) and Environmental Protection Agency/Department of Toxic Substance Control (DTSC) standards, then grading and construction may begin. If the residue is found to be greater than the SLOCHD and DTSC standards, all contaminated soils exceeding the acceptable limits shall be remediated and/or properly disposed of in accordance with SLOCHD and DTSC requirements. An appropriate verification closure letter from SLOCHD and DTSC shall be obtained and submitted to the County of San Luis Obispo Planning Department. Depending on the extent of contaminated soils, a verification closure letter from the California Regional Water Quality Control Board may also need to be submitted to the County of San Luis Obispo Planning Department. Site remediation can occur by the use of onsite transportable thermal treatment units or bio-remediation. The soil can also be excavated and shipped offsite to fixed incineration or bio-remediation facilities.
Q5.7-B1	Prior to operation of the wastewater project, a Hazardous Materials Management Plan shall be developed and submitted to the County of San Luis Obispo Environmental Health Services Division for approval. The plan shall identify hazardous materials utilized at the proposed wastewater facilities and their characteristics; storage, handling, training procedures, and spill contingency procedures. Additionally, the Hazardous Materials Management Plan shall identify procedures in the event of accidents such as the release of raw wastewater or secondary treated water into watercourses such as Los Osos Creek. These procedures shall include immediate response personnel to limit public access to spill areas, potentially shutting down pump stations, creating berms, use of vacuum trucks, and use of water booms to contain spills within open water areas. Furthermore, the Plan shall address response and containment of fuel at pump station sites.
Q5.7-D1	To reduce the potential temporary loss of water for firefighting that may occur as a result of construction activities, either of the following shall occur: (1) acquiring a water tender, to the satisfaction of the County Fire Chief; or (2) compensating for the potential temporary loss of water through some other equivalent means as determined by the County Fire Chief.

Mitigation Number	Mitigation Measure
Section 5.8: Traffic and Circulation	
Q5.8-A1	Prior to construction, a traffic management plan shall be prepared for review and approval by the County of San Luis Obispo Traffic Department. The traffic management plan shall be based on the type of roadway, traffic conditions, duration of construction, physical constraints, nearness of the work zone to traffic and other facilities (bicycle, pedestrian, driveway access, etc.). The traffic management plan shall include: a) Advertisement. An advertisement campaign informing the public of the proposed construction activities should be developed. Advertisements should occur prior to beginning work and periodically during the course of project construction. b) Property Access. Access to parcels along the construction area shall be maintained to the greatest extent feasible. Affected property owners shall receive advance notice of work adjacent to their property access and when driveways would be potentially closed. c) Schools. Any construction adjacent to schools shall ensure that access is maintained for vehicles, pedestrians, and bicyclists, particularly at the beginning and end of the school day. d) Buses, Bicycles and Pedestrians. The work zone shall provide for passage by buses, bicyclists and pedestrians, particularly in the vicinity of schools. e) Intersections. Traffic control (i.e. use of flag men) shall be used at intersections that are determined to be unacceptably congested due to construction traffic.
Section 5.9: Air Quality	
Q5.9-C1	Prior to issuance of grading permits, the applicant shall submit a Construction Activities Management Plan for the review and approval of the SLOAPCD. This plan shall include but not be limited to the following Best Available Control Technologies for construction equipment: a. Minimize the number of large pieces of construction equipment operating during any given period. b. Schedule construction related truck/equipment trips during non-peak hours to reduce peak-hour emissions. c. Properly maintain and tune all construction equipment according to manufacturer's specifications. d. Fuel all off-road and portable diesel powered equipment including but not limited to: bulldozers, graders, cranes, loaders, scrapers, backhoes, generators, compressors, auxiliary power units, with CARB motor vehicle diesel fuel. e. Use 1996 or newer heavy duty off road vehicles to the extent feasible. f. Use Caterpillar pre-chamber diesel engines (or equivalent) together with proper maintenance and operation to reduce emissions of NOX. g. Electrify equipment where possible. h. Use Compressed Natural Gas (CNG), liquefied natural gas (LNG), biodiesel, or propane for on-site mobile equipment instead of diesel- powered equipment.
Q5.9-C2	Prior to initiating grading activities, the proponent's contractor or engineer shall: a. Include the following specifications on all project plans: One catalyzed diesel particulate filter (CDPF) shall be used on the piece of equipment estimated to generate the greatest emissions. If a CDPF is unsuitable for the potential equipment to be controlled, five diesel oxidation catalysts (DOC) shall be used. b. Identify equipment to be operated during construction as early as possible in order to place the order for the appropriate filter and avoid any project delays. This is necessary so that contractors bidding on the project can include the purchase, proper installation, and maintenance costs in their bids. c. Contact the SLOAPCD Compliance Division to initiate implementation of this mitigation measure at least two months prior to start of construction.
Q5.9-C3	Prior to initiating grading activities, if it is determined that portable engines and portable equipment would be utilized, the contractor shall contact the SLOAPCD and obtain a permit to operate portable engines or portable equipment, and shall be registered in the statewide portable equipment registration program. The SLOAPCD Compliance Division shall be contacted in order to determine the requirements of this mitigation measure.
Q5.9-C4	Project contract documents would include the following dust control measures: a. Reduce the amount of the disturbed area where possible,

Mitigation Number	Mitigation Measure
	b. Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency will be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible. c. All dirt stockpile areas will be sprayed daily as needed, d. Permanent dust control measures identified in the revegetation and landscape plans will 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 will be sown with a fast germinating native grass seed and watered until vegetation is established. f. All disturbed soil areas not subject to revegetation will be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD. g. All roadways, driveways, sidewalks, etc. to be paved will be completed as soon as possible. In addition, building pads will be laid as soon as possible after grading unless seeding or soil binders are used. h. Vehicle speed for all construction vehicles will 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 will maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114. j. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site. 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. l. If visible emissions of fugitive dust persist beyond a distance of 200 feet from the boundary of the construction site, all feasible measures shall be implemented to eliminate potential nuisance conditions at off-site receptors (e.g., increase frequency of watering or dust suppression, install temporary wind breaks where appropriate, suspend excavation and grading activity when winds exceed 25 mph) m. The contractor will 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 will include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons will be provided to the SLOAPCD prior to the start of construction.
Q5.9-C5	If the above mitigation measures do not bring the construction emissions below the thresholds, off-site mitigation funds can be used to secure emission reductions from projects located in close proximity to this construction site. In this instance, emissions in excess of construction phase thresholds are multiplied by the cost effectiveness value defined in the State's current Carl Moyer Incentive Program Guidelines to determine the off-site mitigation amount associated with the construction period. Examples of off-site emission reduction measures are contained in Section 5.9 of the 2003 CEQA Air Quality Handbook. The actual mix of mitigation measures that would be required to meet the reduction in NO_X to less than a total of 185 lbs per day or 6.0 tons per quarter over the term of construction and would be finalized and mutually agreed to by the Applicant and appropriate staff of the SLOAPCD prior to commencement of construction of the project.
Section 5.10: Noise	
Q5.10-A1	The project applicant shall require that the treatment plant be designed so that the mechanical aeration system is located a minimum of 250 feet away from the nearest residence.
Q5.10-A2	The project applicant shall require that the treatment plant be designed so that the backup diesel generator is enclosed in a structure and is located a minimum of 250 feet away from the nearest residence.
Q5.10-A3	The County will require that the backup power facility structures for the in-town collection system be designed so that the noise created from the backup diesel generator that would be located inside the structure would not exceed 45 dBA Leq at the nearest residence. The noise from the backup diesel generator may be attenuated through the use of a "manufacturer enclosure" or through incorporation of noise attenuation design features into the backup power facility structure.

Mitigation Number	Mitigation Measure
Q5.10-B1	Prior to initiation of construction of the collection system, the contractor/designer shall identify all areas where pile driving, or other construction methods that would result in severe ground vibrations, could occur. Deep pile foundation designs shall favor techniques that can be constructed with minimal vibration effects. Prior to construction, the contractor shall calculate the vibration effects of pile driving and other high vibration activities using the Peak Particle Velocity (PPV) metric, and shall ensure that the PPV does not exceed the following thresholds at any affected building: 0.5 at modern industrial/commercial or residential buildings; 0.3 for any building composed of masonry, unreinforced concrete, lath & plaster interiors or of similar construction; and 0.25 for any building identified as particularly sensitive to vibration impacts. Alternative design and/or construction methods shall be used to meet these limits. In addition, the construction contractor shall notify all property owners and tenants adjacent to the proposed pile driving or other vibration inducing activities of the days and hours of operation. Prior to construction activities associated with this type of work, the construction contractor shall inspect all structures within 100 feet of the proposed work to document existing characteristics of the structures. If damages to structures (e.g., residences, pools) occur during the work, the property owner shall be fairly compensated for the cost of remediating damages.
Q5.10-C1	The project applicant shall require construction contractors to adhere to the following noise attenuation requirements: • Construction activities shall be limited to between the hours of 7 a.m. to 9 p.m. on any day except Saturday or Sunday or between the hours of 8 a.m. to 5 p.m. on Saturday or Sunday. • All construction equipment shall use noise-reduction features (e.g., mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer. • Construction staging and heavy equipment maintenance activities shall be performed a minimum distance of 300 feet from the nearest residence, unless safety or technical factors take precedence. • Stationary combustion equipment such as pumps or generators operating within 100 feet of any residence shall be shielded with a noise protection barrier.
Q5.10-C2	The construction contractor shall notify all property owners and tenants adjacent to the proposed pile driving activities of the days and hours of operation. The construction contractor shall also require that a noise damper be utilized between the pile driver and the object that is being driven into the ground.
Section 5.11: Agricultural Resources	
Q5.11-A1	Within two years of the start of operation of the facility, the County Department of Public Works shall provide evidence to the County Planning and Building Department that a farmland conservation easement, a farmland deed restriction, or other farmland conservation mechanism has been granted in perpetuity to the County or a qualifying entity approved by the County Agricultural Commissioner (or designee). The easement shall provide conservation acreage at a ratio of 1:1 for direct impacts and 0.5:1 for indirect impacts. Additionally, the project proponent shall provide appropriate funds (as determined by the County Planning Department) to compensate for reasonable administrative costs incurred by the easement holder. The area conserved shall be minimally sized at 347 acres, and shall be of a quality that is reasonably (as determined by the County Agricultural Commissioner or designee) similar to that of the farmland within the project limits. The area to be conserved shall be located within San Luis Obispo County within reasonable proximity to the project site.
Q5.11-B1	Provide fencing of areas currently grazed on the Tonini parcel, and a buffer between the boundary of the disposal area and areas currently grazed. The width of the buffer shall be determined in consultation with the San Luis Obispo County Agricultural Commissioner's office.
Section 5.12: Visual Resources	
Q5.12-C1	AES 1 (construction staging area) from the Estero Area Plan shall apply. For all aspects of the project, construction staging areas shall be located away from sensitive viewing areas to the extent feasible. Before construction activities begin, an area of construction equipment storage away from direct views of sensitive viewing corridors (e.g. residences and major roads in the project area) shall be designated.

Mitigation Number	Mitigation Measure
Q5.12-C2	A final landscaping plan shall be prepared for the entire project site and approved by the County prior to building permit issuance. Said landscaping plan shall emphasize native plant materials and shall include sufficient planting to screen views of the project from nearby roads and residential developments. The landscaping plan shall be to visually integrate the project into the rural landscape, while preserving and enhancing existing views.
Q5.12-C3	Any buildings associated with collection facilities at the Broderson and Mid-Town parcels shall be designed in such a manner so they are architecturally compatible with other buildings in the vicinity.
Q5.12-D1	AES-5 (lighting plan) from the Estero Area Plan shall apply. A final lighting plan shall be prepared for the treatment and disposal facilities. The lighting plan shall meet County design standards. This shall include proper shielding, proper orientation, and applicable height standards. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark-colored.
Q5.12-F1	Any building (equipment areas, power generating stations) associated with treatment and disposal facilities (including the Tonini parcel) shall be designed to conform to an agricultural landscape. Buildings shall be designed to appear as barns or other farm related structures.
Q5.12-F2	A final landscaping plan shall be prepared for the entire project site (including the Tonini parcel) and approved by the County prior to building permit issuance. Said landscaping plan shall emphasize native plant materials and shall include sufficient planting to screen views of the project from nearby roads and residential developments. The landscaping plan shall be to visually integrate the project into the rural landscape, while preserving and enhancing existing views.
Q5.12-F3	AES 4 (Revegetation Plan) from the Estero Area Plan shall apply to any facilities associated with treatment and disposal (Tonini parcel). A revegetation plan shall to the satisfaction of the US Fish and Wildlife Service, California Department of Fish and Game and San Luis Obispo County for the portion of the Broderson site that will be disturbed by the installation of the disposal leach fields. The plan shall be prepared by a qualified landscape architect and/or botanist and shall, to the extent feasible, restore the site to its condition prior to disturbance.