

# Exhibit A

## Mitigation Monitoring and Reporting Plan

Project File No./Name: **Peterbilt Sales and Service Center**

Approving Resolution No.: \_\_\_\_\_ by:  Planning Commission  City Council

Date: June 20, 2023

The following environmental mitigation measures were either incorporated into the approved plans or will be 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.

| <b>Mitigation Measure</b><br><b>PD22-02 / CUP22-16 / RZN22-03 / P22-0017 and</b><br><b>CUP23-03 / P23-0019</b><br><b>(Peterbilt and Outfront Media)</b>   | <b>Type</b> | <b>Monitoring Department or Agency</b>                     | <b>Shown on Plans</b> | <b>Verified Implementation</b> | <b>Timing/Remarks</b>  |
|---|-------------|--|-----------------------|--------------------------------|--|
| <b>AES-1.</b> Any lights installed to illuminate the billboard shall be external and shielded so that the light source is not visible from roadways or properties zoned for residential use. The applicant shall use the least amount of light practicable for the purpose of illuminating the sign. The applicant shall provide a photometric plan before issuance of a building permit to demonstrate the proposed lighting will not spill onto any residentially zoned property. | Project     | City of Paso Robles Community Development Department (CDD) | X                     | Field inspection.              | Prior to final building inspection / occupancy of the building |
| <b>AES-2.</b> The freeway-oriented sign shall not exceed 30 feet in height.   | Project     | CDD  | X                     | Field inspection.              | Prior to final building inspection / occupancy of the building |

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|---|--|---|--|---|---|
| <p><b>AES-3.</b> Any future freeway-oriented sign for a business developed on the southern portion of the lot shall be collocated on the same sign structure as the freeway-oriented sign for the Peterbilt project.</p>  | <p>Cumulative</p>                              | <p>CDD</p>  | <p>X</p>   |   | <p>Before planning submittal for undeveloped area</p>                 |
| <p><b>AES-4.</b> The applicant shall provide and maintain landscaping and street trees along the entire length of both street frontages to the satisfaction of the Director of the Community Development Department. Street trees are not required on the remainder portion of the lot.</p> | <p>Project</p>                                 | <p>CDD</p>  | <p>X</p>   | <p>Landscaping plan. Field Inspection.</p>                        | <p>Prior to final building inspection / occupancy of the building</p> |
| <p><b>AQ-1.</b> Maintain all construction equipment in proper tune according to manufacturer's specifications.</p>  | <p>Project</p>                                 | <p>CDD</p>  | <p>X</p>   | <p>Notes shown on construction documents.</p>                     | <p>Prior to issuance of grading permit</p>                            |
| <p><b>AQ-2.</b> Fuel all off-road and portable diesel-powered equipment with California Air Resources Board (CARB) certified motor vehicle diesel fuel (non-taxed version suitable for use off-road).</p>   | <p>Project</p>                                 | <p>CDD</p>  | <p>X</p>   | <p>Notes shown on construction documents.</p>                     | <p>Prior to issuance of grading permit</p>                            |
| <p><b>AQ-3.</b> Use diesel construction equipment meeting CARB's Tier 2 certified engines or cleaner off-road heavy-duty diesel engines, and comply with the State off-Road Regulation.</p>   | <p>Project</p>                                 | <p>CDD</p>  | <p>X</p>   | <p>Notes shown on construction documents.</p>                     | <p>Prior to issuance of grading permit</p>                            |

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| <b>AQ-4.</b> Use on-road heavy-duty trucks that meet the CARB’s 2010 or cleaner certification standard for on-road heavy-duty diesel engines, and comply with the State On-Road Regulation.   | Project     | CDD                                    | X                     | Notes shown on construction documents.                           | Prior to issuance of grading permit  |
| <b>AQ-5.</b> All on and off-road diesel equipment shall not idle for more than 5 minutes. Signs shall be posted in the designated queuing areas and or job sites to remind drivers and operators of the 5-minute idling limit.  | Project     | CDD                                    | X                     | Notes shown on construction documents. Site inspection of signs. | Prior to issuance of grading permit<br>Prior to issuance of grading permit |
| <b>AQ-6.</b> All projects with diesel-powered construction activity shall comply with Section 2485 of Title 13 of the California Code of Regulations and the 5-minute idling restriction identified in Section 2449(d)(2) of the California Air Resources Board’s In-Use Off-Road Diesel regulation to minimize toxic air pollution impacts from idling diesel engines. The specific requirements and exceptions for the on-road and off-road regulations can be reviewed at the following web sites: <a href="http://arb.ca.gov/sites/default/files/classic/msprog/truck-idling">arb.ca.gov/sites/default/files/classic/msprog/truck-idling</a> and <a href="http://arb.ca.gov/regact/2007/ordiesl07/frooal.pdf">arb.ca.gov/regact/2007/ordiesl07/frooal.pdf</a> | Project     | CDD                                    | X                     | Notes shown on construction documents. Site inspection of signs. | Prior to issuance of a grading permit                                      |
| <b>AQ-7.</b> Diesel idling within 1,000 feet of sensitive receptors is not permitted.   | Project     | CDD                                    | X                     | Notes shown on construction documents.                           | Prior to issuance of grading permit  |

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| <b>AQ-8.</b> Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors.  | Project     | CDD                                    | X                     | Notes shown on construction documents. | Prior to issuance of grading permit   |
| <b>AQ-9.</b> The applicant shall post and enforce no idling areas at the site.   | Project     | CDD                                    | X                     | Notes shown on construction documents. | Prior to issuance of a grading permit |
| <b>AQ-10.</b> Electrify equipment when feasible.   | Project     | CDD                                    | X                     | Notes shown on construction documents. | Prior to issuance of grading permit   |
| <b>AQ-11.</b> Substitute gasoline-powered in place of diesel-powered equipment, where feasible.  | Project     | CDD                                    | X                     | Notes shown on construction documents. | Prior to issuance of grading permit   |
| <b>AQ-12.</b> Use alternatively fueled construction equipment on-site where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel.   | Project     | CDD                                    | X                     | Notes shown on construction documents. | Prior to issuance of grading permit   |
| <b>AQ-13.</b> Diesel equipment used to construct the site shall install California Verified Diesel Emission Control Strategies listed at:<br><a href="http://www.arb.ca.gov/diesel/verdev/vt/cvt.htm">http://www.arb.ca.gov/diesel/verdev/vt/cvt.htm</a> . | Project     | CDD                                    | X                     | Notes shown on construction documents. | Prior to issuance of grading permit   |
| <b>AQ-14.</b> 15% of construction fleet vehicles shall be zero emission vehicles.  | Project     | CDD                                    | X                     | Notes shown on construction documents. | Prior to issuance of grading permit   |
| <b>AQ-15.</b> The project shall include alternative fuel fleet vehicle(s).   | Project     | CDD                                    | X                     | Notes shown on construction documents. | Prior to issuance of grading permit   |

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| <b>AQ-16.</b> The project shall reduce the amount of disturbed area where possible.   | Project     | CDD                                    | X                     | Notes shown on construction documents.                   | Prior to issuance of grading permit |
| <b>AQ-17.</b> The project shall use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the APCD’s limit of 20% opacity for greater than 3 minutes in any 60-minute period. Increased watering frequency is required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water shall be used whenever possible. When drought conditions exist and water use is a concern, the contractor or builder shall consider use of a dust suppressant that is effective for the specific site conditions to reduce the amount of water used for dust control. Refer to <a href="http://www.valleyair.org/busind/comply/PM10/Product%20Available%20for%20Controlling%20PM10%20Emissions.htm">http://www.valleyair.org/busind/comply/PM10/Product%20Available%20for%20Controlling%20PM10%20Emissions.htm</a> for a list of potential dust suppressants. | Project     | CDD                                    | X                     | Notes shown on construction documents. Site inspections. | Prior to issuance of grading permit |
| <b>AQ-18.</b> All dirt stock-pile areas shall be sprayed daily and covered with tarps or other barriers as needed.  | Project     | CDD                                    | X                     | Notes shown on construction documents. Site inspections. | Prior to issuance of grading permit |
| <b>AQ-19.</b> Permanent dust control measures identified in the approved project revegetation and landscape plans shall be implemented as soon as possible following completion of any soil disturbing activities.  | Project     | CDD                                    | X                     | Notes shown on construction documents.                   | Prior to issuance of grading permit |

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|--|-------------|--|-----------------------|--|-------------------------------------|
| <b>AQ-20.</b> Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading shall be sown with a fast germinating, non-invasive grass seed and watered until vegetation is established.                   | Project     | CDD                                    | X                     | Notes shown on construction documents. | Prior to issuance of grading permit |
| <b>AQ-21.</b> All disturbed soil areas not subject to revegetation shall be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD.   | Project     | CDD                                    | X                     | Notes shown on construction documents. | Prior to issuance of grading permit |
| <b>AQ-22.</b> All roadways, driveways, sidewalks, etc. to be paved shall be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.                        | Project     | CDD                                    | X                     | Notes shown on construction documents. | Prior to issuance of grading permit |
| <b>AQ-23.</b> Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.   | Project     | CDD                                    | X                     | Notes shown on construction documents. | Prior to issuance of grading permit |
| <b>AQ-24.</b> All trucks hauling dirt, sand, soil, or other loose materials shall be covered or shall maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114. | Project     | CDD                                    | X                     | Notes shown on construction documents. | Prior to issuance of grading permit |

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|---|-------------|--|-----------------------|--|-------------------------------------|
|   |             |  |                       |  |                                     |
| <b>AQ-25.</b> The applicant shall sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water shall be used where feasible. Roads shall be pre-wetted prior to sweeping when feasible.  | Project     | CDD                                    | X                     | Notes shown on construction documents. Site Inspections. | Prior to issuance of grading permit |
| <b>AQ-26.</b> The applicant shall install wheel washers where vehicles enter and exit unpaved roads onto streets or wash off trucks and equipment leaving the site.   | Project     | CDD                                    | X                     | Notes shown on construction documents. Site inspections. | Prior to issuance of grading permit |
| <b>AQ-27.</b> The contractor or builder shall designate a person or persons whose responsibility is to ensure any to monitor the fugitive dust emissions do not result in a nuisance and to enhance the implementation of the mitigation measures as necessary to minimize dust complaints, and reduce visible emissions below the APCD’s limit of 20% opacity for greater than 3 minutes in any 60-minute period, and to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress (for example, wind-blown dust could be generated on an open dirt lot). The name and telephone number of such persons shall be provided to the APCD Compliance Division prior to the start of any grading, earthwork, or | Project     | CDD                                    | X                     | Notes shown on construction documents.                   | Prior to issuance of grading permit |

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|---|-------------|--|-----------------------|--|-------------------------------------|
| demolition (Contact the Compliance Division at 805-781-5912).   |             |  |                       |  |                                     |
| <b>AQ-28.</b> The applicant shall take additional measures as needed to ensure dust from the project site does not impact areas outside the project boundary.   | Project     | CDD                                    | X                     | Notes shown on construction documents. | Prior to issuance of grading permit |
| <b>AQ-29.</b> To prevent ‘track out’ (sand or soil that adheres to and/or agglomerates on the exterior surfaces of motor vehicles and/or equipment (including tires) that may then fall onto any highway or street as described in CVC Section 23113 and California Water Code 13304), the applicant shall designate access points and require all employees, subcontractors, and others to use them. The applicant shall install and operate a ‘track-out prevention device’ where vehicles enter and exit unpaved roads onto paved streets. The ‘track-out prevention device’ can be any device or combination of devices that are effective at preventing track out, located at the point of intersection of an unpaved area and a paved road. Rumble strips or steel plate devices need periodic cleaning to be effective. If paved roadways accumulate tracked out soils, the track-out prevention device may need to be modified. | Project     | CDD                                    | X                     | Notes shown on construction documents. | Prior to issuance of grading permit |
| <b>AQ-30.</b> All fugitive dust mitigation measures shall be shown on grading and building plans.   | Project     | CDD                                    | X                     | Notes shown on construction documents. | Prior to issuance of grading permit |

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|---|-------------|--|-----------------------|--|-------------------------------------|
| <b>AQ-31.</b> The applicant shall acquire all required APCD permits for portable equipment greater than 50 hp used during construction activities.  | Project     | CDD and APCD                           | X                     | Submittal with construction documents. | Prior to issuance of grading permit |
| <b>AQ-32.</b> The applicant shall acquire all required APCD permits for operational stationary diesel engines greater than 50 hp.   | Project     | CDD and APCD                           | X                     | Submittal with construction documents. | Prior to issuance of grading permit |
| <b>AQ-33.</b> Before issuance of a building permit, the applicant shall prepare a screening-level health risk assessment with risk screening inputs including: <ul style="list-style-type: none"> <li>• Daily operational phase trips to the project site;</li> <li>• % of daily trips that are diesel trucks and their anticipated make up (i.e. heavy-heavy duty, medium-heavy duty, light-heavy duty);</li> <li>• Total daily diesel trips to site;</li> <li>• Number of days per year project location will be open;</li> <li>• Total annual diesel trips; and</li> <li>• Distance from midpoint of truck service center to lot of nearest sensitive receptor.</li> </ul> | Project     | CDD and APCD                           | X                     | Submittal with construction documents. | Prior to issuance of grading permit |

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| If the screening assessment is above 10 in a million, a more comprehensive health risk analysis shall be required. Results of the screening and/or the refined health risk assessment shall be provided to the APCD for review and approval.  |             |  |                       |   |                                      |
| <b>AQ-34.</b> Developmental burning of vegetative material is prohibited.   | Project     | CDD                                    | X                     |   | Ongoing                              |
| <b>BIO-1.</b> All construction work activities shall be completed during daylight hours (between sunrise and sunset) and outside of rain events.  | Project     | CDD                                    | X                     | Notes shown on construction documents.                  | Prior to issuance of grading permit  |
| <b>BIO-2.</b> The Project impact area shall be clearly marked or delineated with stakes, flagging, tape, or signage prior to work. Areas outside of work limits shall be considered environmentally sensitive and shall not be disturbed.   | Project     | CDD                                    | X                     | Notes shown on construction documents. Site inspection. | Prior to issuance of grading permit. |
| <b>BIO-3.</b> All equipment and vehicles shall be checked and maintained daily to prevent spills of fuel, oil, and other hazardous materials. A designated staging area shall be established for vehicle/equipment parking and storage of fuel, lubricants, and solvents. All fueling and | Project     | CDD                                    | x                     | Notes shown on construction documents. Site Inspection. | Prior to issuance of grading permit  |

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|---|--|---|--|---|--|
| <p>maintenance activities shall take place in the staging area.</p>   |  |   |  |   |  |
| <p><b>BIO-4.</b> If vegetation removal (i.e., tree trimming/removal activities) is scheduled between February 1 and August 31 (general nesting bird season), nesting bird surveys shall be completed by a qualified biologist within 48 hours prior to start of work. If any active nests are discovered within or adjacent to work limits, an appropriate buffer (i.e., 500 feet for raptors and 250 feet for other birds, or at the discretion of a qualified biologist based on biological or ecological reasons) shall be established to protect the nest until a qualified biologist has determined that the nest is no longer active and/or the young have fledged.</p> | <p>Project</p>                                 | <p>CDD</p>  | <p>X</p>   | <p>Notes shown on construction documents. Site inspection</p>     | <p>Prior to issuance of grading permit</p>               |
| <p><b>BIO-5.</b> Within 30 days of the start of construction, a qualified biologist shall conduct a pre-activity survey of the Project Site for signs of San Joaquin kit fox and American badger, including tracks, scat, or suitable burrows (burrows four inches or greater in diameter). Potential dens shall be tracked for a minimum of four nights with motion-activated cameras to determine if the burrow is actively being used by San Joaquin kit fox or badger. All potential dens shall be avoided by a minimum of 50 feet until they have been determined to be inactive. In the event San Joaquin kit fox is identified</p>                                     | <p>Project</p>                                 | <p>CDD</p>  | <p>X</p>   | <p>Notes shown on construction documents.</p>                     | <p>Prior to issuance of grading permit</p>               |

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| <p>within the Project Site, the USFWS, CDFW, and all other appropriate agencies/government entities shall be contacted for further consultation.</p> <p>In conjunction with the badger and kit fox survey, the qualified biologist will conduct a survey for Northern legless lizard. Hand search methods, including raking, will be used during the survey in areas where legless lizards are expected to be found (e.g., sandy/loose soils, under shrubs/leaf litter, other vegetation, or debris). If observed, the qualified biologist will relocate the lizard to nearby suitable habitat. The qualified biologist will prepare a completion letter-report to document the pre-activity survey results.</p> |             |  |                       |   |  |
| <p><b>BIO-6.</b> If oak tree removal and/or damage is unavoidable due to Project implementation, 25% of the diameter of trees removed shall be replanted on the site.</p>  | Project     | CDD                                    | X                     | Notes shown on construction documents. Site inspection. | Prior to issuance of grading permit and building permit and ongoing during the duration of construction. |
| <p><b>CUL-1.</b> In the event that buried or otherwise unknown cultural resources are discovered during construction work in the area of the find shall be suspended and the City of Paso Robles shall be contacted immediately, and appropriate mitigations measures shall be developed by qualified archeologist or historian if necessary, at the developers expense.</p>   | Project     | CDD                                    | X                     | Notes on construction documents.                        | Prior to issuance of grading and building permits.   |

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| <b>CUL-2.</b> In the event human remains are found on the project site during construction or during archaeological work, the person responsible for the excavation, or his or her authorized representative, shall immediately notify the San Luis Obispo County Coroner’s office by telephone. No further excavation or disturbance of the discovery or any nearby area reasonably suspected to overlie adjacent remains (as determined by the qualified archaeologist and/or the Native American monitor) shall occur until the Coroner has made the necessary findings as to origin and disposition. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC would make a determination as to the Most Likely Descendent. | Project     | SLO County Coroner, Native American Heritage Commission | X                     | As needed                      | Ongoing during grading and construction.                            |
| <b>GEO-1.</b> The applicant shall provide a soils report for the project.   | Project     | CDD   | X                     | Shown on building plans.       | Before building permit issuance.                                    |
| <b>GEO-2.</b> The applicant shall provide a stormwater pollution prevention plan (SWPPP) for the project.   | Project     | CDD   | X                     | Shown on building plans.       | Before building permit issuance.                                    |
| <b>GHG-1.</b> The applicant shall submit a plan to reduce greenhouse gas emissions to below the applicable GHG significance threshold (1.9 MTCO <sub>2e</sub> /service population/year or other adopted GHG significance threshold). The plan shall incorporate GHG-reduction   | Project     | CDD   | X                     | Ongoing                        | Plan submitted before building permit issuance. Monitoring ongoing. |

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| <p>measures that may include, but are not limited to the following list.</p> <p>Onsite mitigation measures shall be the first priority of the GHG Reduction Plan, including but not limited to:</p> <ul style="list-style-type: none"> <li>a. Receive electricity from onsite solar, Central Coast Community Energy (3CE) 3Cprime Service, or a combination thereof.</li> <li>b. Design roof structural members to handle dead weight loads of solar-heated water and photovoltaic panels.</li> <li>c. Install only Energy Star certified or equivalent and electrically powered mechanical equipment and appliances (not natural gas).</li> <li>d. Implement on-site circulation design elements in parking lots to reduce vehicle queuing and improve the pedestrian environment.</li> <li>e. Exceed Cal Green standards by 25% for providing on-site bicycle parking: both short-term racks and long-term lockers, or a locked room with standard racks and access limited to bicyclists only.</li> <li>f. Provide improved public transit amenities (e.g.: covered transit turnouts, direct pedestrian access, bicycle racks, covered bench, smart</li> </ul> |             |  |                       |                                |                       |

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|---|-------------|--|-----------------------|--------------------------------|-----------------------|
| <p>signage, route information displays, lighting, etc.).</p> <p>g. Require 15% of fleet vehicles to be zero emission vehicles.</p> <p>h. Require fleet vehicle(s) to include alternative fuel vehicles.</p> <p>i. Provide dedicated parking for carpools, vanpools, and/or high-efficiency vehicles to meet or exceed Cal Green Tier 2.</p> <p>j. Provide vanpool, shuttle, mini bus service (alternative fueled preferred).</p> <p>k. Work with SLO Regional Rideshare to educate occupants with alternative transportation and smart commute information (e.g. transportation board, electronic kiosk, new hire packets, web portal, newsletters, social media, etc.).</p> <p>l. Implement programs to reduce employee vehicle miles traveled (e.g. incentives, SLO Regional Rideshare trip reduction program, vanpools, onsite employee housing, alternative schedules (e.g. 9-80s, 4-10s, telecommuting, satellite work sites, etc.).</p> <p>m. Provide a lunchtime shuttle to reduce single occupant vehicle trips and/or coordinate regular food truck visits.</p> <p>n. Provide delivery service in clean fueled vehicles.</p> |             |  |                       |                                |                       |

# Exhibit A

| <p style="text-align: center;"><b>Mitigation Measure</b><br/> <b>PD22-02 / CUP22-16 / RZN22-03 / P22-0017 and</b><br/> <b>CUP23-03 / P23-0019</b><br/> <b>(Peterbilt and Outfront Media)</b></p>  | <p style="text-align: center;"><b>Type</b></p> | <p style="text-align: center;"><b>Monitoring Department or Agency</b></p> | <p style="text-align: center;"><b>Shown on Plans</b></p> | <p style="text-align: center;"><b>Verified Implementation</b></p> | <p style="text-align: center;"><b>Timing/Remarks</b></p> |
|---|--|---|--|---|--|
| <p>o. Implement a “No Idling” vehicle program which includes signage, enforcement, etc.</p> <p>p. Meet or exceed Cal Green Tier 2 standards for providing EV charging infrastructure.</p> <p>q. Install 1 or more level 2 or better EV charging stations.</p> <p>r. Meet or exceed Cal Green Tier 2 standards for building energy efficiency.</p> <p>s. Use battery powered or electric landscape maintenance equipment.</p> <p>t. Use paints and cleaning products that are low-VOC content (e.g., 50 grams/liter VOC content, or less).</p> <p>Offsite measures within San Luis Obispo County shall be the second priority of the GHG Reduction Plan, including but not limited to:</p> <p>u. Work with SLOCOG to create, improve, or expand a nearby 'Park and Ride' lot with car parking and bike lockers in proportion to the size of the project.</p> <p>v. Implement SLO County generated offsets compliant with a protocol approved by the California Air Resources Board (CARB).</p> |  |   |  |   |  |

# Exhibit A

| <b>Mitigation Measure</b><br><b>PD22-02 / CUP22-16 / RZN22-03 / P22-0017 and</b><br><b>CUP23-03 / P23-0019</b><br><b>(Peterbilt and Outfront Media)</b>   | <b>Type</b>    | <b>Monitoring Department or Agency</b>            | <b>Shown on Plans</b> | <b>Verified Implementation</b>                  | <b>Timing/Remarks</b>                    |
|---|----------------|---|-----------------------|---|--|
| <p>Offsite measures within California shall be the third priority of the GHG Reduction Plan, including but not limited to:</p> <p>w. Implement California generated offsets compliant with a protocol approved by the California Air Resources Board (CARB).</p> <p>Offsite measures within North America shall be the fourth priority of the GHG Reduction Plan, including but not limited to:</p> <p>x. Implement North American generated offsets compliant with a protocol approved by the California Air Resources Board (CARB).</p> |                |   |                       |   |  |
| <p><b>HAZ-1.</b> Operation of the project shall not include diesel or other vehicle fuel dispensing or the painting of vehicles.</p>  | <p>Ongoing</p> | <p>CDD</p>  | <p>X</p>              | <p>Shown on building plans.</p>                 | <p>Before building permit issuance.</p>  |
| <p><b>HAZ-2.</b> The project shall acquire and maintain all required permits and approvals from the SLO County Department of Environmental Health for the handling and storage of hazardous materials.</p>  | <p>Ongoing</p> | <p>SLO County Environmental Health Department</p> | <p>X</p>              | <p>Required before building permit issuance</p> | <p>Before final building inspection.</p> |
| <p><b>N-1.</b> On-site truck circulation, service department operations, and outdoor CNG vehicle maintenance area</p>   | <p>Ongoing</p> | <p>CDD</p>  |                       |   | <p>Ongoing enforcement.</p>              |

# Exhibit A

| <b>Mitigation Measure</b><br><b>PD22-02 / CUP22-16 / RZN22-03 / P22-0017 and</b><br><b>CUP23-03 / P23-0019</b><br><b>(Peterbilt and Outfront Media)</b>      | <b>Type</b>       | <b>Monitoring Department or Agency</b> | <b>Shown on Plans</b> | <b>Verified Implementation</b>                                     | <b>Timing/Remarks</b>                                    |
|--|-------------------|--|-----------------------|--|--|
| activities shall be limited to daytime hours only (7am – 7pm).   |                   |  |                       |  |  |
| <b>N-2.</b> South and west service bay doors shall be in the closed position at all times while air hammer equipment is in use.                              | Ongoing           | CDD                                    |                       |  | Ongoing enforcement.                                     |
| <b>N-3.</b> No air hammers or hydraulic lifts shall be used or installed outside the indoor service area including the outdoor CNG vehicle maintenance area. | Ongoing           | CDD                                    |                       | Shown on building plans.   | Before building permit issuance and ongoing enforcement. |
| <b>N-4.</b> Any amplified public address system shall be designed to not exceed 65dB L <sub>max</sub> at the nearest residential property line.              | Project / Ongoing | CDD                                    |                       | Results of noise analysis and testing of system submitted to City. | Before building permit issuance.                         |

(add additional measures as necessary)

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.